



ABSOLUTE

44a Burton Street, Brixham – TQ5 9HZ

Guide Price **£130,000**





44a Burton Street

Brixham

Immaculate 3-bed maisonette, share of freehold, near Brixham centre. Renovated to high standard, modern comforts, off-street parking. Ideal for first home or investment, close to amenities, schools, bus routes. Perfect choice for buyers seeking comfort, convenience, and rental potential.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedrooms
- Recently renovated throughout
- Share of freehold
- Maisonette, close to Brixham town centre
- Fitted modern kitchen
- Off street parking available
- Close to bus routes, shops and local schools
- Ideal first home
- Ideal for investment



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The property is situated a little over half a mile from Brixham's town centre and bustling harbour side which surrounded by a range of boutique shops, bars and restaurants. There is access here onto the stunning South West Coast Path with its picturesque views. Further shops, amenities and facilities can be found in the town centre. The main 12 bus service with connections to the neighbouring towns of Paignton & Torquay can also be found here. Both primary and secondary schooling can be found a quarter of a mile distant. The sought after village of Churston with its 18 hole golf course and grammar school is just 2 miles distant.

Absolute Sales & Lettings

Absolute Sales & Lettings, 36 Fore Street - TQ5 8DZ

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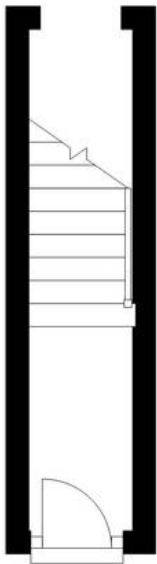
First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Ground Floor

Approx. 3.9 sq. metres (42.1 sq. feet)



Second Floor

Approx. 22.5 sq. metres (242.3 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)

