



Windmill Hill, Brixham, Devon, TQ5 9DR  
Leasehold Flat  
£325,000

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852 736

Accessed via it's own private gate and walkway is this stunning penthouse apartment. Modern loft-style living with great sunlight and views across the valley. Bolton Court is located close to Brixham Town Centre and approximately half-a-mile to the harbour and waterfront. Complete with a designated parking space and a fantastic private garden which have been lovingly maintained by our vendor.

Within a short mile radius are many amenities including shops, cafés, restaurants, and traditional pubs. There are also some beautiful coastal walks and beaches to hand including Breakwater Beach, Fishcombe Cove, Berry Head Country Park, Sharkham Point.

The penthouse has a generous floor area (1,345 Sq Ft) and enjoys large vaulted double glazed, powder coated aluminium framed window sections which really work well with the original wooden feature beams dating from 1816. A great blend of original character and contemporary styling. There is gas central heating and an en suite shower room to Bedroom One. As demonstrated by our vendors, the accommodation is very flexible and can be configured to have more bedrooms or indeed extra living or work spaces with all the rooms well positioned and enjoying a real spacious yet cosy feel.

Outside, the property is accessed via it's own private gate, entering a stone pathway leading to the access bridge and turfed garden. Here there is a smart and useful shed, vegetable patch and good sized lawn. There is also an external power supply and outside tap. An allocated parking space to the rear of the building is accessed via the undercroft.

The development consists of thirteen apartments in total with two penthouse apartments. All are held on 999 year lease from 2018. Ground rent of £125 per 6 months (£250.00 per annum).

Service charge circa £950 per annum to cover buildings insurance, window cleaning, periodic outside painting, drains, sinking fund, maintenance, outside lights and communal electricity and gutters.

**Council Tax Band: B**  
**Map reference: E3**



- Modern 3 Bed Penthouse Apartment
- Open Outlook Across The Valley
- Located Just A 1/3 Mile From Harbour & Centre
- Open Plan Kitchen Living Area

- Original Feature Beams- Giving Great Character
- Light and Bright- Large Window Sections
- Designated Parking Space + Garden Area
- Double Glazing and Gas C/H



**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852 736

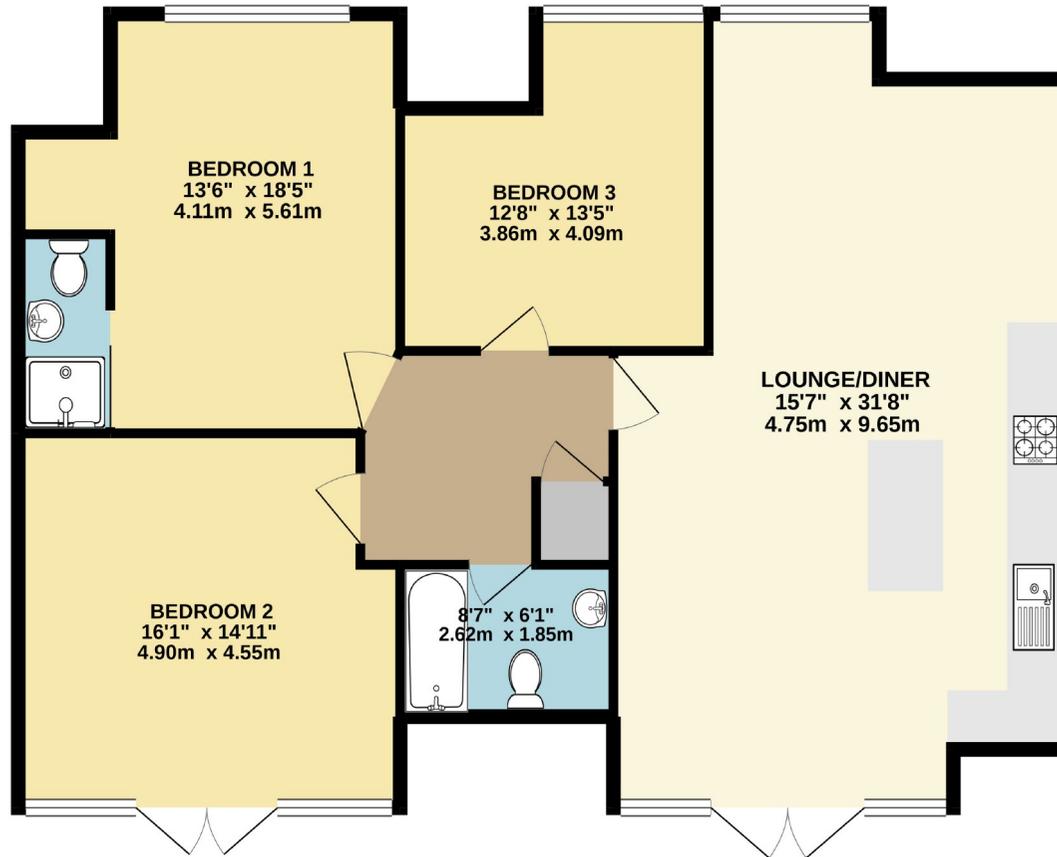




**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852 736

GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetroPix ©2021

Current EPC Rating: C

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852 736