



84 Drew Street, Brixham, Devon, TQ5 9JY  
Freehold House - Semi-Detached  
Asking Price £315,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A deceptively spacious Grade II Listed semi detached period house located in the picturesque St Mary's Square with the pretty Church of St Mary the Virgin behind which dates from about the fifteenth century, replacing a previous Norman building. In the heart of "Cow Town" this pretty house is ideally located for the Square with many beautiful coastal walks and parks all within easy walking distance.

The property would make a lovely family home thanks to its very spacious and airy rooms that receive great light from the very sunny southerly aspect to the rear. There are some great schools on the doorstep and the play park at St Mary's is perfect for children of all ages or a great place to take the dog for a walk.

The property is slightly elevated off the road which gives the accommodation a great amount of privacy from passers by. The entrance vestibule opens out into a superb size room with great height ceilings which add to the open airy feel. The property is brimming with character and charm with many period features retained. Towards the rear a good size kitchen with lots of storage opens out onto the sun trap limestone wall lined rear courtyard.

On the first floor there are 2 good size double bedrooms and a family bathroom. The second floor has a large office landing which could make a lovely second snug lounge or serves as a great home office space, there is even the ability to add rear access from a staircase to this level to create an annexe if required. In addition there is another large double bedroom and a second family bathroom.

The rear courtyard is steeped in history with its lovely exposed limestone walls and many remnants of old buildings formed into the walls. There is a decked area leading to a summer house and the rear can be accessed via double swing gates. The pretty church tower can be seen from the rear aspect and adds a real air of authenticity to the age of the area.

**Council Tax Band: C**



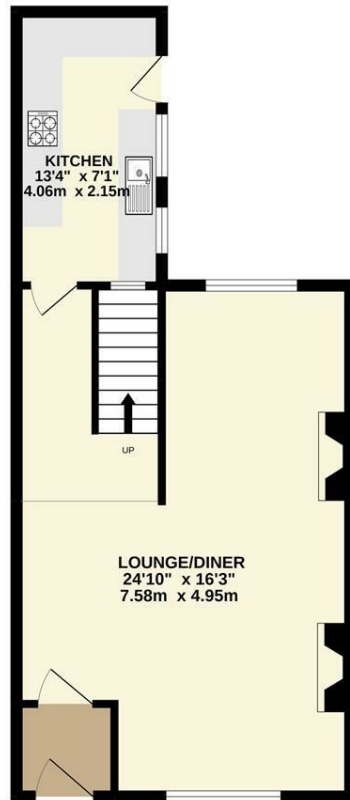
- Hugely Deceptive House
- 2 Family Bathrooms
- Sunny South Facing Courtyard
- Lots Of Character & Charm
- 3 Double Bedrooms
- Annexe Potential
- Grade II Listed
- In Pretty St Mary's Square





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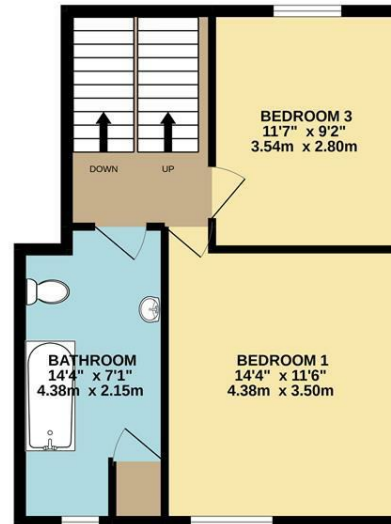
GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



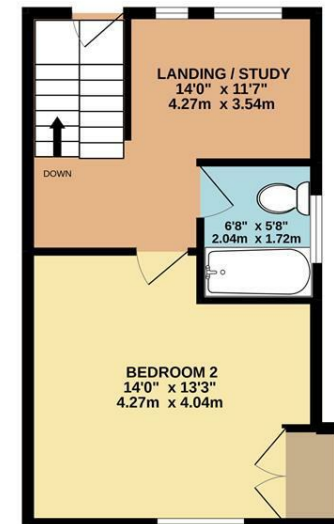
TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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.  
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1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



Current EPC Rating:

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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.

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