



The Old Bakehouse, Flat 3, 104 Drew Street, Brixham, Devon, TQ5 9JY
Leasehold - Share of Freehold Flat - Ground Floor
Asking Price £175,000

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Nestled on the ground floor, this expansive 2-bedroom apartment boasts a private entrance forming part of the historic remnants of the Old St. Mary's Bakery. Set within the Grade II listed building, now transformed into four spacious apartments, each residence enjoys the luxury of an allocated parking spot within the rear courtyard, something very hard to find in the heart of St Mary's Square.

This apartment has been meticulously maintained, showcasing a brand-new kitchen and bathroom, complemented by fresh carpets and a full interior revamp. Access to the designated parking area is seamlessly facilitated through a discreet rear pathway leading from a rear courtyard or the lane to the side of the building.

The kitchen and bathroom offer finished modern elegance, while the property's layout features a well-appointed kitchen with ample storage, a great size lounge area, a double bedroom to the rear, and a generously proportioned main bedroom at the front. The spacious inner hallway doubles as a welcoming reception area, while a utility space towards the rear houses the gas combi boiler.

Impeccably maintained, this property presents an ideal opportunity for first-time buyers, savvy investors, or those seeking a hassle-free lock-and-leave lifestyle.

Offered with a 1/4 share of freehold and a fresh 999-year lease, the property welcomes both long term rentals and short-term holiday rentals, with well-behaved pets allowed.

A modest maintenance fee of £50 per month (£600 annually) covers comprehensive building insurance and contributes to a reserve fund, ensuring continued upkeep and peace of mind for residents.

Council Tax Band: A



- 2 Double Bedrooms
- Small Rear Courtyard
- Recently Renovated Throughout
- Modern Kitchen & Bathroom

- Large Ground Floor Flat
- Great Size Rooms
- Spacious Lounge
- Allocated Off Road Parking Space



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Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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