



16 Drew Street, Brixham, TQ5 9JU
Freehold House - Terraced
£239,950

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Presenting an excellent opportunity for modernisation and refurbishment, is this charming THREE BEDROOM VICTORIAN TERRACED HOUSE. With scope to improve the internal condition, and add the all-important off-road parking from the garden to the rear, this is a chance not to be missed!

Centrally located in a convenient terrace of similar properties, the vicinity will prove popular with families owing to it's close proximity to good primary schools, the local secondary school, striking distance to the town and harbour areas, and the many recreational activities afforded in the town.

The property itself enjoys a traditional layout, entering in to a characterful entrance floor, adorned with original Victorian tiled flooring. There is a good sized dining room central to the ground floor, opening through sliding doors to the traditional lounge set to the front and enjoying the street scene from the bay window. The kitchen is set to the rear, is light-and-bright, generously proportioned and benefits from a large under-stairs cupboard. Just off the kitchen is a lean-to rear porch, which could double up as a utility room or store.

Upstairs there are two bedrooms on the first floor, including the large master bedroom, set to the front and again enjoying an elevated view from the traditional bay window. Bedroom 3 is light-and-bright with a big window and sink for convenience. The property is serviced by a bathroom and separate WC set to the rear of the first floor. The two rooms could be combined to create a large family bathroom if required. The second floor occupies a particularly large bedroom with eaves storage and window bringing in plenty of light.

Outside, and quite unusually for these properties, there is a large rear garden, separated from the property by a historic shared coal path, the garden gently slopes down towards Castor Road. There is a large greenhouse currently in situ, and the space represents a good sized and private garden - a real boo in the area. Those with a keen eye will spot that a neighbouring property has added off road parking to the property from Castor Road, whilst still retaining a good garden - the same could certainly be realised here adding further desirability to this property.

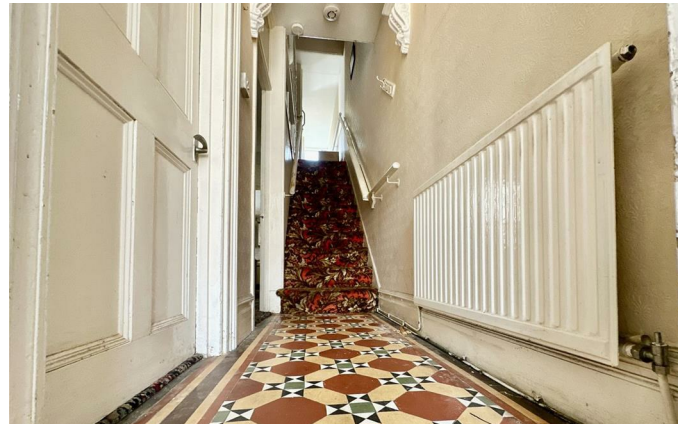
The property appears structurally sound, and is in need to a full refreshment throughout. Internal viewing is highly recommended to appreciate the scope available here.

Council Tax Band: C



- Victorian Mid-Terrace House
- Rarity Of A Large Rear Garden
- Three Bedrooms / Two Reception Rooms
- Offered With No Onward Chain

- In Need Of Refurbishment Throughout
- Bursting With Original Charm
- Potential To Add Off Road Parking
- Convenient & Central Location

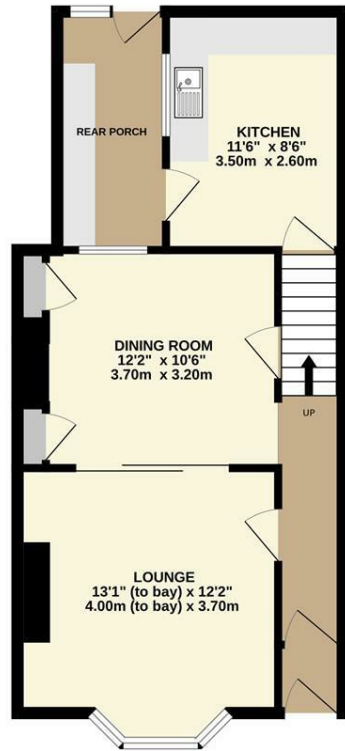


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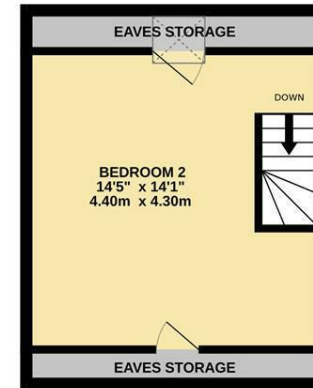
GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



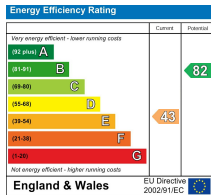
2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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Current EPC Rating: E



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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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