

Drew Street, Brixham, TQ5 9JU



Deceptive from a roadside glance, this spacious **END OF TERRACE HOUSE** offers heaps of potential for a purchaser to improve and refurbish. Accommodation, which still retains the charm and character of its period offers generous size rooms, having a bay windowed lounge with sliding doors to a dining room. There is also a kitchen and utility on the ground floor. On the first floor are three double bedrooms with ample wardrobe/storage space and a bathroom with separate w.c. There is also outside space by way of a private rear courtyard which has a gate to the side access path. Gas central heating is installed along with double glazed windows with minor exceptions. For sale with **NO CHAIN**. Viewing recommended!

The House is situated about half a mile from Brixham town centre which offers a variety of shops, cafes and restaurants along, with bustling harbour and marina. Local primary schools are also within easy reach. A regular bus service (bus stop opposite) runs both into town and Kingswear, passing St. Marys Square with its parish church and a convenience store. Kingswear has River links to the historic Port of Dartmouth.

£345,000 Freehold

GROUND FLOOR.

Half glazed entrance door opens to:

ENTRANCE VESTIBULE.

Glazed inner door to:

ENTRANCE HALL.

Staircase to first floor with under stairs cupboard. Radiator.

Doors to:

LOUNGE. 13' 0" in to bay x 11' 4" (3.96m x 3.45m)

Double glazed bay window to front. Tiled fireplace with inset gas fire. Half glazed sliding doors open to:

DINING ROOM. 10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed window to rear. Stone faced fireplace with open grate. Built in cupboards to both sides.

KITCHEN. 13' 0" decreasing x 7' 1" (3.96m x 2.16m)

Comprising double sink unit with inset stainless-steel sink and drainer and Triple wall cupboard. Built in shelved cupboard and further pantry cupboard. Double glazed window and door to the rear courtyard.

UTILITY.

(ACCESSED FROM THE COURTYARD).

12' 5" x 6' 5" (3.78m x 1.95m) approx.

Double glazed window and door. Large storage cupboard.

Radiator Light and power.

FIRST FLOOR. Landing with airing cupboard housing a Worcester gas fired boiler. Doors to:

BEDROOM 1. 13' 11" x 10' 9" (4.24m x 3.27m)

Two double glazed windows to front. Fireplace with blocked grate. Two built in cupboards. Radiator. Large wardrobe unit with dressing table.

BEDROOM 2. 10' 7" x 9' 0" (3.22m x 2.74m)

Fireplace with blocked grate. Built in wardrobe. Double glazed window to rear. Radiator.

BEDROOM 3. 14' 3" x 7' 5" (4.34m x 2.26m)

Double glazed window to rear. Built in wardrobe. Radiator. Wash basin on stand.

BATHROOM.

Coloured suite comprising panelled bath with shower over and pedestal wash basin. Tiled surrounds. Built in cupboard.

Double glazed window.

SEPARATE W.C.

Low level W.C. Single glazed window.

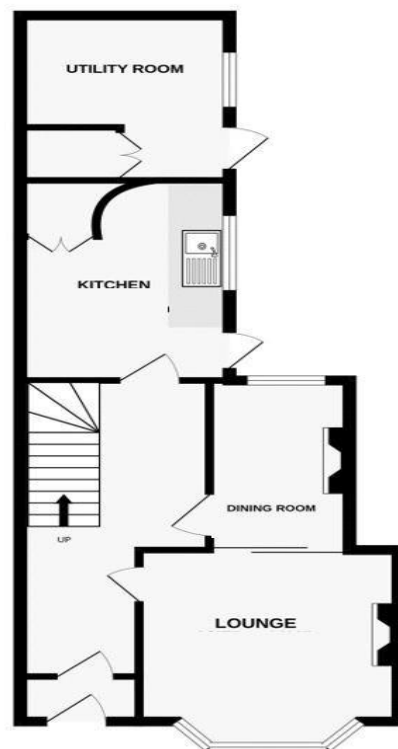
OUTSIDE.

REAR YARD. Good size outside space having an outside yard to the side of the house. Raised flower bed and water tap. Gate opening to rear access path.

COUNCIL TAX BAND: C ENERGY RATING: D

BROADBAND AND MOBILE INFO.

The Ofcom website indicates that standard, super fast and ultrafast broadband is available in this area and mobile coverage is good.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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