

## Drew Street, Brixham, TQ5 9JY



Offered for sale with **NO ONWARD CHAIN** this **TWO BEDROOM SEMI-DETACHED GRADE II LISTED HOUSE** is now in need of refurbishment, however offers a blank canvas for a new owner. Internally the property is centred around a lounge with feature multi-fuel burner, a further dining area is to the front of the property and kitchen to the rear. On the first floor are two bedrooms and a bathroom. To the rear of the property is a lean to utility / workshop with space for washing machine and stainless steel sink. There is a large well landscaped garden with patio, inset artificial grass and decked area all enjoying a sunny southerly aspect. The local shop is within easy walking distance, just around the corner at St. Mary's Square.

### £185,000 Freehold

## ENTRANCE VESTIBULE

Composite entrance door. Tiled floor. Inner door to.

**DINING ROOM 10' 1" x 9' 5" @ largest (3.07m x 2.87m)** Central fire place with stone surround and wooden mantel. Sash window to front. Radiator. Wall mounted Glow-worm boiler. Service cupboard.

**LOUNGE 12' 3" x 10' 1" (3.73m x 3.07m)** Central stone fire surround with inset multifuel burner. Radiator. Window to side. Under stairs cupboard. Stairs to first floor.

**KITCHEN 6' 11" x 5' 3" (2.11m x 1.60m)** A range of white wall and base units with wood effect worktops. Inset stainless steel sink with drainer. Space for freestanding oven. Window to side. Upvc door to rear. Tiled floor.

## FIRST FLOOR

### LANDING

Window to side.

**BEDROOM 1 10' 2" x 9' 4" (3.10m x 2.84m)** Sash window to front. Radiator.

**BEDROOM 2 9' 4" x 7' 10" (2.84m x 2.39m)** Window to rear. Radiator.

**BATHROOM 6' 10" x 4' 11" (2.08m x 1.50m)** Bath with shower attachment. Close coupled W.C. and pedestal basin. Window to rear. Radiator. Fully tiled walls.

## OUTSIDE

**WORKSHOP/UTILITY ROOM 6' 8" x 5' 5" (2.03m x 1.65m)** Stainless steel sink and drainer. Plumbing for washing machine. Power.

## OUTSIDE W.C.

## REAR GARDEN

Walkway to side of property. The neighbour has right-of-way across this and around the back of the property into their garden. Steps up to large rear garden with patio, artificial grass and large decked area. Garden Shed/Bar. Further fenced area with compost heap. Sunny aspect.

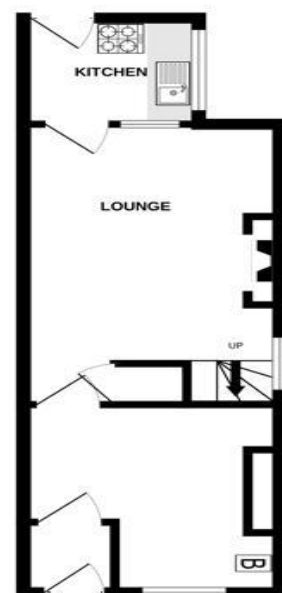
## COUNCIL TAX BAND: A

## ENERGY RATING: E

1ST FLOOR  
24.0 sq.m. (258 sq.ft.) approx.



GROUND FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



## 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.

Ref B001696 Written by: Bill Bye