

New Road, Brixham, TQ5 8LZ



Offering a wealth of potential this **GRADE II LISTED** property is being offered for sale as a freehold refurbishment project, complete with **TWO PARKING SPACES** to the rear of the property with a further hard standing / garden area creating a third space if required. The property would lend itself well to a variety of uses, from a single house to multiple units, subject to planning permission. A planning application has been submitted to create two, one bedroom flats and a commercial unit, this can be seen on the Torbay planning website, a planning decision is yet to be made. Internally the accommodation is laid out across three floors. The ground floor was home to an Architects practice with two office rooms, tea room and W.C. The top two floors are loosely arranged as a maisonette, the kitchen / dining room, lounge and study are on the first floor, whilst three bedrooms and the bathroom are on the top floor. Period features have been retained such as the sweeping staircase and sash windows both part of the property listing. The property is located only a short stroll away from Brixhams town and harbour, within easy reach of the waters edge.

£250,000 Freehold

ENTRANCE

Large covered canopy with period wooden front door opening into entrance vestibule with inner door to:

ENTRANCE HALL

Listed flag stone floor. Listed staircase rising to first and second floor. Cupboards under stairs. Access to rear porch.

GROUND FLOOR

Previously used as an Architects practice.

FRONT ROOM 15' 0" x 14' 5" (4.57m x 4.39m)

Bay window to front.

BACK ROOM 13' 4" x 12' 6" (4.06m x 3.81m)

Sash window to rear. Large built in safe.

KITCHEN 7' 7" x 4' 10" (2.31m x 1.47m)

Beech worktop with stainless steel sink and drainer. Space for white goods. Door to

AIRING CUPBOARD & W.C

Large hot water tank. Further door accessing W.C.

FIRST FLOOR - LANDING

Spacious landing with W.C off.

KITCHEN / DINING ROOM 13' 3" x 12' 7" (4.04m x 3.83m)

Stainless steel sink with drainer. Space for white goods. Window to rear. Built in cupboards.

LOUNGE 13' 10" x 13' 0" (4.21m x 3.96m)

Open fire with cast iron surround and tiled hearth. Window to front.

STUDY 11' 2" x 6' 10" (3.40m x 2.08m)

Window to front.

TOP FLOOR - LANDING

Spacious landing. Loft hatch.

BEDROOM 1 14' 3" x 11' 7" (4.34m x 3.53m)

Spacious double room. Window to front.

BEDROOM 2 12' 6" x 9' 0" (3.81m x 2.74m)

Window to rear.

BEDROOM 3 10' 11" x 8' 10" (3.32m x 2.69m)

Window to front.

BATHROOM 9' 4" x 4' 2" (2.84m x 1.27m)

Bath. Window to rear.

OUTSIDE

Two parking spaces with vehicular access from new road.

Garden area currently used as further hard standing.

Outside tap.

SERVICES

The property has mains water and drainage, but no gas supply. There is gas in the road.

BROADBAND AND MOBILE

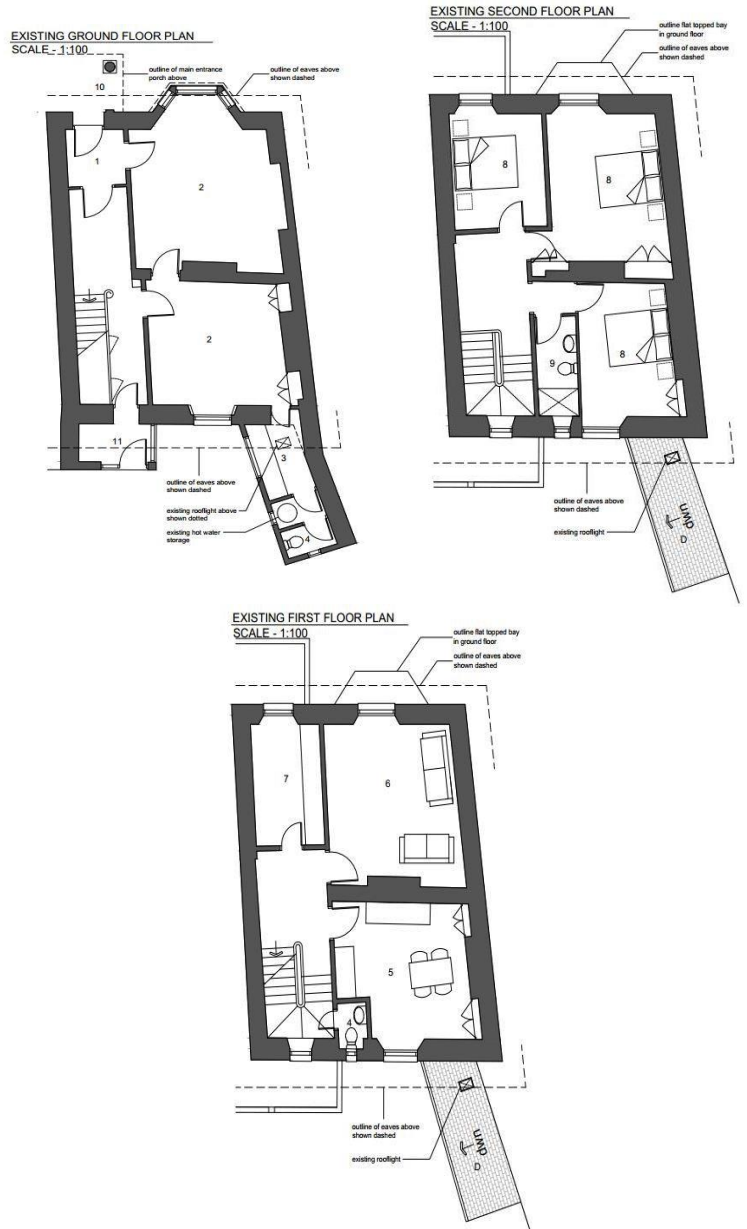
The Ofcom website indicates that broadband and most mobile services are available in this area.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: E

PLANNING PERMISSION

A planning application has been made to split the property into two one bedroom flats and a commercial unit on the ground floor. Full information can be found on the Torbay planning website. Planning reference no: P/2023/1036.



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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