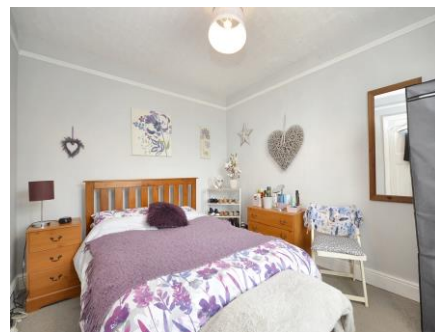


## Drew Street, Brixham, TQ5 9JY



Positioned on the edge of St. Mary's Square, this beautiful **THREE/FOUR BEDROOM CHARACTER COTTAGE** offers a wealth of space with the convenience of a local shop just up the road. As you step inside, you are welcomed by the lounge with central log burning stove, this flows through to the kitchen/dining room with modern fitted kitchen and ample space for dining table and chairs, with the added benefit of sliding doors allowing access to the rear courtyard. There is also a separate dining room on the ground floor, this creates flexibility in the property layout, allowing for a multitude of uses. The current owner has it laid out as a hobbies room, however it could be used as a home office or fourth bedroom. The first floor boasts three spacious bedrooms, and a modern shower room. A courtyard garden is to the rear of the property, creating a beautiful seating area with access to two further courtyard areas ideal for potted plants or garden storage. The property offers a favourable location, being roughly 1 mile away from Brixhams town and harbour, with the local shop, just meters up and road and a frequent bus passing the door. Internal viewing is highly recommended.

### £278,000 Freehold

**LOUNGE 15' 4" x 14' 0" (4.67m x 4.26m)**

The fireplace with its log burner and stone hearth provides a centre focus to this room. Picture window to the front complimented by a further window in the under stairs recess.

**DINING ROOM / BEDROOM 4 12' 0" x 9' 6" (3.65m x 2.89m)**

Fireplace recess.

**KITCHEN 12' 0" x 8' 7" (3.65m x 2.61m)**

Fitted with a range of cream coloured wall and base units with wood effect work tops and wall tiling. Fitted four ring gas hob with built in oven under. Space for fridge/freezer. Two built in store cupboards providing space for a washing machine and housing the gas fired boiler. Sliding patio door opens onto the courtyard garden.

**FIRST FLOOR****LANDING**

Linen cupboard. Window to side giving ample natural light.

**BEDROOM 1 12' 5" x 10' 0" (3.78m x 3.05m)**

Built in wardrobe/cupboard.

**BEDROOM 2 12' 0" x 9' 6" (3.65m x 2.89m)****BEDROOM 3 10' 0" x 8' 5" (3.05m x 2.56m)****SHOWER ROOM**

Shower cubicle with shower panelling. Pedestal basin. Close coupled W.C. Heated towel rail.

**OUTSIDE**

Front pedestrian approach from Drew Street to the front door with various shrubs and planting. To the rear of the house is a delightful courtyard style garden with whitewashed stone walls and paving. There are two further enclosed spaces to the side of the house adding an air of mystery to the garden. TIMBER SHED. Gate to the front.

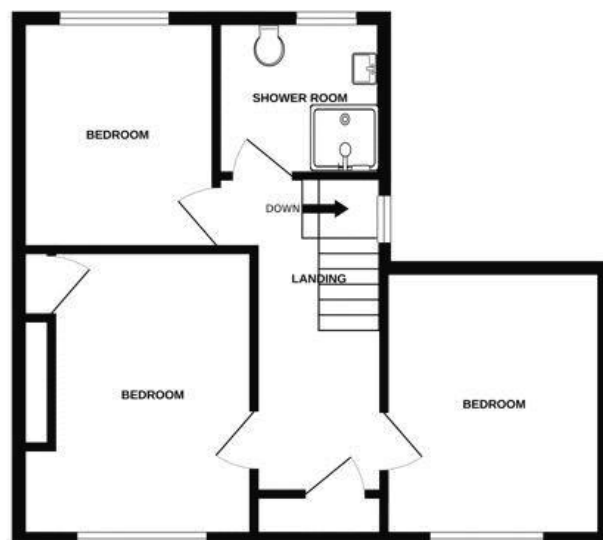
**ENERGY PERFORMANCE RATING: D****COUNCIL TAX BAND: B****AGENTS NOTES:**

The Ofcom website indicates broadband and mobile reception are available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

GROUND FLOOR  
42.4 sq.m. (457 sq.ft.) approx.



1ST FLOOR  
42.6 sq.m. (458 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 B002083 Written by: Bill Bye