

## Drew Street, Brixham, TQ5 9JU



This recently refurbished **THREE BEDROOM END OF TERRACE HOUSE** offers a fresh, contemporary feel, with stylish features throughout. The property boasts a welcoming entrance hall with a composite front door, leading into a bright dining area that flows seamlessly through an archway into the lounge, which benefits from a charming bay window. The interior is finished with high-quality oak doors throughout, adding a touch of elegance. The modern, fitted kitchen is equipped with grey shaker-style units, complemented by wood-effect worktops. It includes a gas hob, electric oven, and integrated dishwasher, with a door leading out to a small rear courtyard garden. The kitchen also connects to a handy utility room, offering additional matching units and space for white goods, along with a large cupboard for extra storage. Upstairs, the large principal bedroom provides a peaceful retreat, with two additional good-sized bedrooms. The stylish shower room features a large shower cubicle with a rainfall shower head, a gloss white vanity unit with basin, and a matching W.C., as well as a heated towel rail. Offered for sale with **NO ONWARD CHAIN**, the property is conveniently located close to local shops, schools and less than a mile to Brixhams town and harbour.

### £255,000 Freehold

## GROUND FLOOR

Composite entrance door opens to:

### ENTRANCE VESTIBULE

Modern Oak glazed inner door to:

### ENTRANCE HALL

Staircase to first floor with under stairs cupboard. Opening into dining area.

### LOUNGE 13' 9" x 11' 0" (4.19m x 3.35m)

Double glazed bay window to front. Open to:

### DINING ROOM 15' 7" x 10' 9" (4.75m x 3.27m)

Double glazed window to rear. Built in cupboards to both sides. Modern radiator.

### KITCHEN 14' 6" x 7' 2" (4.42m x 2.18m)

Recently fitted kitchen with grey shaker style wall and base units with wood effect worktops. Gas hob with cooker hood over and electric oven under. One and a quarter bowl stainless steel sink with drainer. Integrated dishwasher. Store cupboard. Window and door to rear courtyard.

### UTILITY 9' 7" x 6' 5" (2.92m x 1.95m)

Matching kitchen base units with wood effect worktops. Ample space for white goods. Large store cupboard. Door and window to rear courtyard.

## FIRST FLOOR

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

### BEDROOM 1 14' 9" x 10' 7" (4.49m x 3.22m)

Two double glazed windows to front. Two built in wardrobes. Radiator.

### BEDROOM 2 11' 11" x 8' 0" (3.63m x 2.44m)

Built in cupboard. Double glazed window to rear. Radiator.

### BEDROOM 3 14' 9" x 7' 7" (4.49m x 2.31m)

Double glazed window to rear.

### SHOWER ROOM 12' 5" x 4' 2" (3.78m x 1.27m)

Large shower cubicle with rainfall shower in panelled surround. Basin on gloss white vanity unit. W.C with concealed cistern. Heated towel rail. Built in cupboard. Window.

## OUTSIDE

### REAR YARD

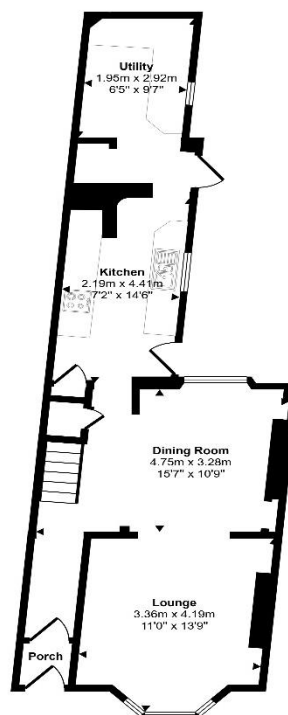
Good size outside space having an outside yard to the side of the house. Raised flower bed and water tap. Gate opening to rear access path.

### COUNCIL TAX BAND: C

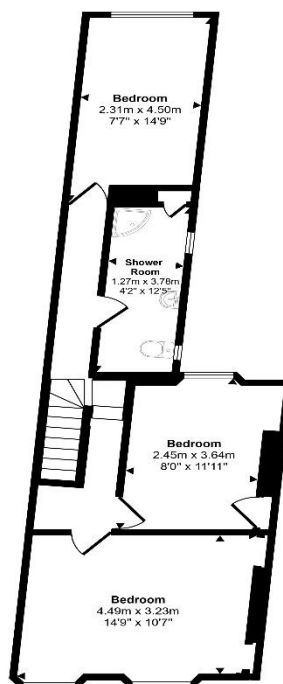
### ENERGY RATING: D

### 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.



Ground Floor  
Approx 50 sq m / 534 sq ft



First Floor  
Approx 50 sq m / 541 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snazzy 360.

## 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 B003018 Written by: Bill Bye