

Drew Street, Brixham, TQ5 9LA

EricLloyd &Co.





£199,950 Freehold

Nestled in the charming coastal town of Brixham, just moments from St Mary's Church and a variety of local shops and amenities including a nearby laundrette, this delightful **TWO BEDROOM TERRACED HOUSE** a perfect blend of comfort, style, and convenience. **NO ONWARD CHAIN OFFERED ON THIS PROPERTY.**

As you enter the home, you are welcomed by an inviting hall, to your left you enter bright living room. This space boasts a feature fireplace complemented by attractive alcoves, creating a warm and characterful focal point. Natural light flows beautifully through the room, enhancing the airy feel that continues throughout the property as you move towards the rear.

Beyond the living room, the home opens into a spacious dining area, ideal for both everyday living and entertaining. This leads seamlessly into the kitchen, which is fitted with an induction hob and provides designated space for a fridge freezer. The layout is both practical and modern, catering well to contemporary lifestyles.

To the rear, a useful utility area offers additional space for a washing machine and tumble dryer, keeping laundry separate from the main living areas. From here, you can step out into a private courtyard, perfect for enjoying some outdoor space. The courtyard also benefits from a permissive pedestrian access via an alleyway leading directly to the main road, adding an extra layer of convenience.

Upstairs, the property continues to impress. The family-sized bathroom is generously proportioned, featuring a large bath, a separate spacious shower, and ample storage to keep everything neatly organised.

A short additional set of steps leads to two well-presented bedrooms. Both rooms are light and airy, offering comfortable and versatile accommodation suitable for a range of needs.

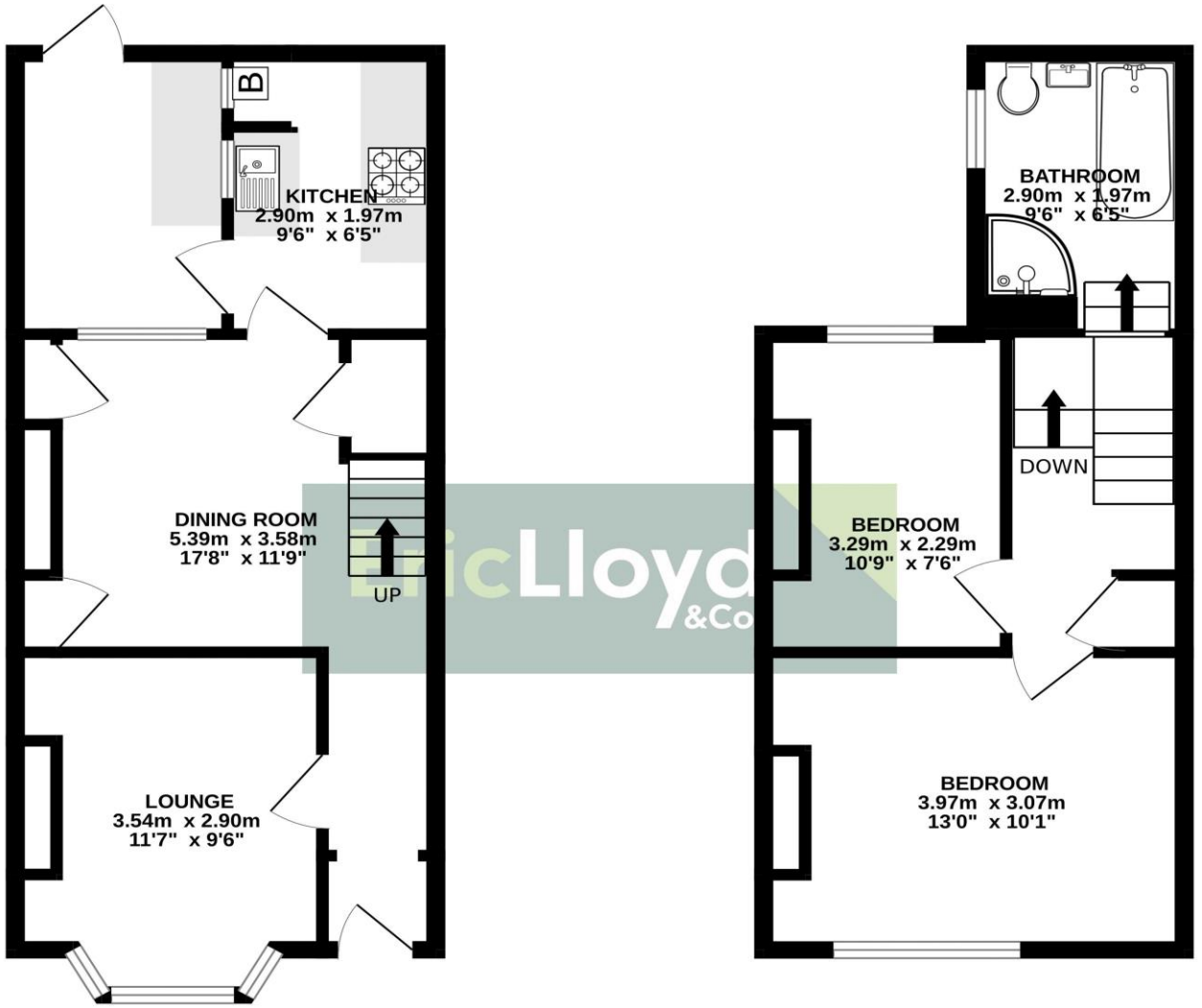
Further benefits include central heating, double glazing, and well-maintained carpets throughout, ensuring the home is both cosy and move-in ready.

This attractive property is ideally suited to a couple or small family seeking a stylish and well-located home in a sought-after coastal setting.

Property notes:
The property underwent internal renovations in 2019, this included a re-wire, re-plastered throughout, new doors skirting & architrave. At this time the kitchen and bathroom were also replaced. Boiler and completely new central heating system updated at a similar time.

GROUND FLOOR
37.5 sq.m. (404 sq.ft.) approx.

1ST FLOOR
30.6 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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