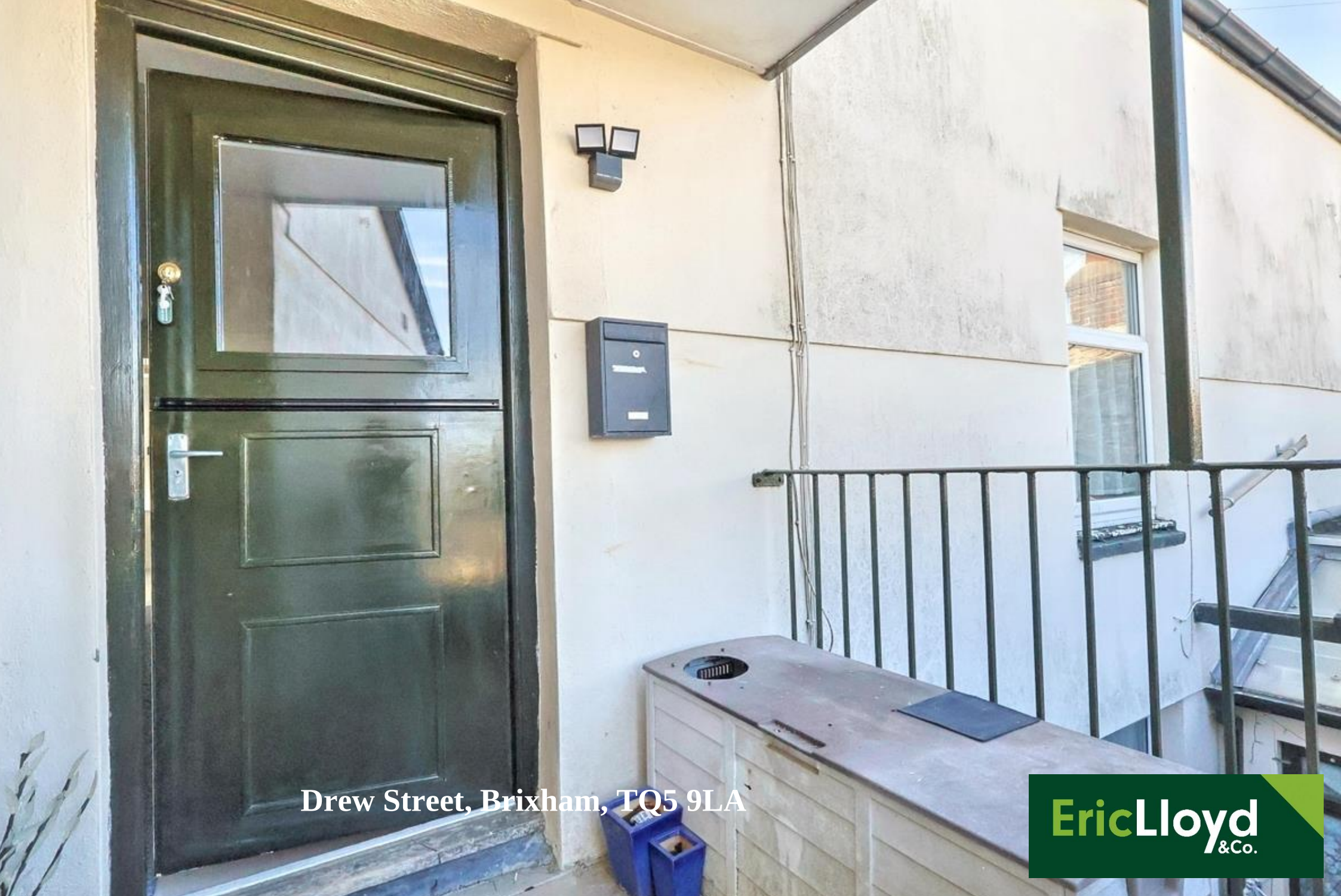




Drew Street, Brixham, TQ5 9LA

EricLloyd
&Co.

www.ericlloyd.co.uk

£130,000 Leasehold

A well-presented two bedroom maisonette located in St Mary's Square Brixham.



A well-presented **TWO BEDROOM FIRST FLOOR MAISONETTE**, situated in the popular St Mary's Square area of Brixham. The property offers versatile accommodation over two floors and would make an ideal home or long-term investment. **NO ONWARD CHAIN.**

Access is via secure gates leading onto a paved driveway, which provides access to all of the properties within the development and includes a communal storage area. Steps lead to the rear of the property and the front entrance.

On entering, you are welcomed into a comfortable living room, which provides access to the bathroom and kitchen. The bathroom is fitted with a shower, WC and wash basin. At the front of the property is a modern fitted kitchen, offering a range of units, space for white goods and room for a small dining table. An electric oven and hob are already fitted.

Stairs from the living room lead to the upper floor, where there are two bedrooms. The front bedroom benefits from its own shower, while the rear bedroom has an en-suite WC and wash basin, providing additional convenience.

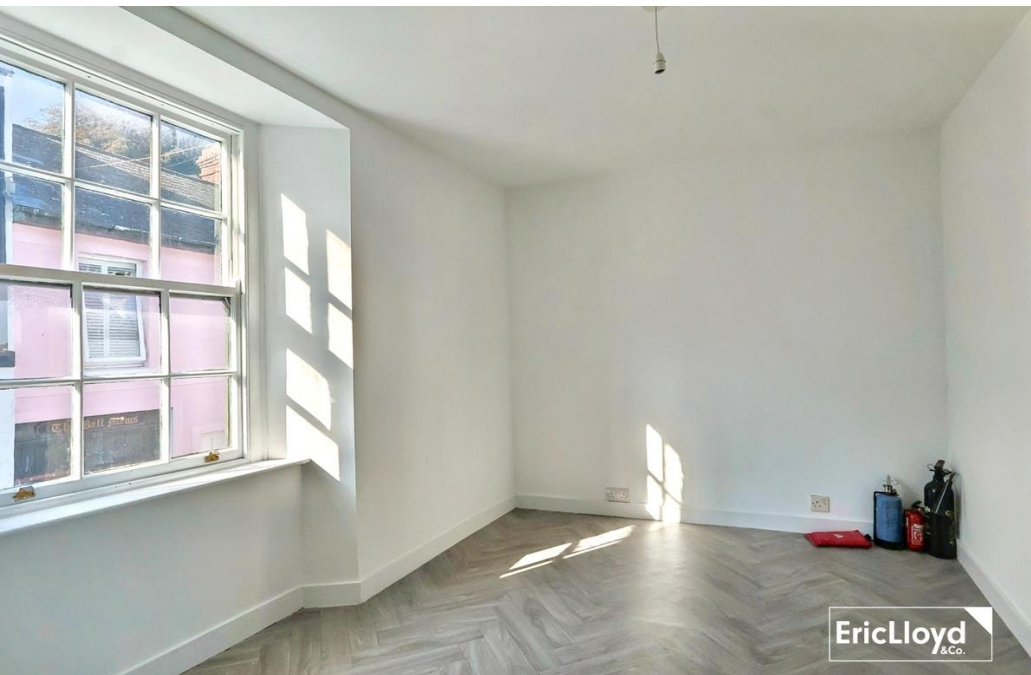
The property benefits from being newly refurbished, electric heating and has space for additional white goods.

The location is particularly convenient, being situated on a local bus route, with a convenience store and post office immediately next door.

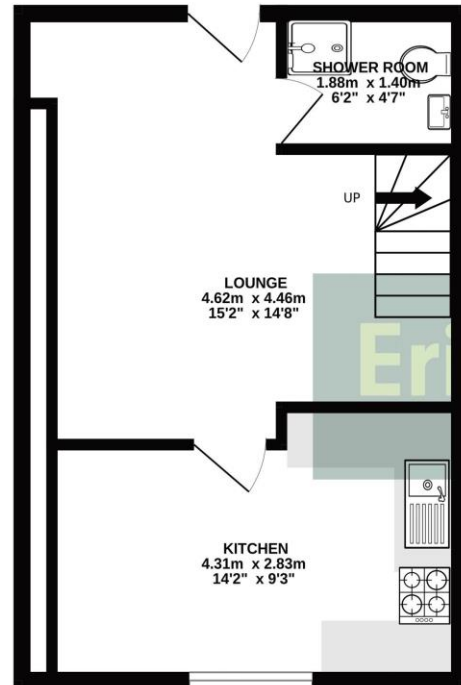
The property is also close to St Mary's Church, with the main road providing easy access down into Brixham town centre and its range of shops, amenities and facilities.

Lease information

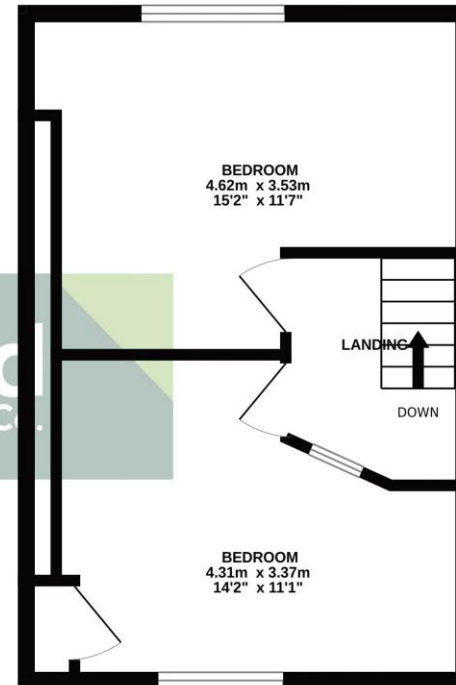
The property will be sold with a new 999-year leasehold, offering excellent long-term security. Long-term letting is permitted, although holiday lets are not allowed. Pets are also permitted. Ground rent and maintenance charges are yet to be set.



ENTRANCE FLOOR
31.9 sq.m. (344 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 63.8 sq.m. (687 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: A

AGENTS NOTES: The Ofcom website suggests mobile and broadband is available. The property comes with a new leasehold giving it a 999 lease.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.