



Drew Street, Brixham, TQ5 9JU



£269,950 Freehold



Set within a well-established residential street close to the heart of this popular coastal town, this charming and deceptively spacious **FOUR BEDROOM** traditional bay-fronted terraced house that perfectly blends period character with practical modern living.

One of the homes most appealing surprises is the unexpectedly large rear garden, complemented by a pretty rear courtyard, making this an ideal property for families, gardeners, or anyone who enjoys outdoor space.

The accommodation begins with a welcoming entrance hall, immediately setting the tone with its attractive Victorian-style tiled flooring. From here, doors lead to both principal reception rooms. The lounge is positioned to the front of the property and benefits from a classic bay window that allows plenty of natural light to flood in. Stripped wood flooring and a feature fireplace add warmth and character, creating a cosy yet elegant space.

Adjacent to this, the dining room also features stripped wood flooring and its own fireplace, making it an ideal setting for entertaining or family meals, while still retaining a comfortable, traditional feel.

To the rear of the house is the kitchen, which has been thoughtfully fitted with modern pale green wall and base units, a range of wide pan drawers and complementary work surfaces. Integrated appliances include a dishwasher, built-in electric oven and gas hob with cooker hood over. A useful pantry cupboard provides additional storage, enhancing the kitchens practicality. A double glazed window overlooks the rear, while an obscure glazed window and door lead through to a utility porch with plumbing and space for a washing machine and further white goods.

From here, a double glazed door opens directly onto the courtyard and garden beyond, creating an easy connection between indoor and outdoor living.

The first floor offers two generous double bedrooms, both continuing the theme of stripped wood flooring. Also on this level is a large family bathroom, fitted with a white suite comprising a bath with shower over, pedestal wash basin and close-coupled W.C. A particularly useful linen cupboard is located in the bathroom and also houses the boiler, serving the central heating and hot water supply.

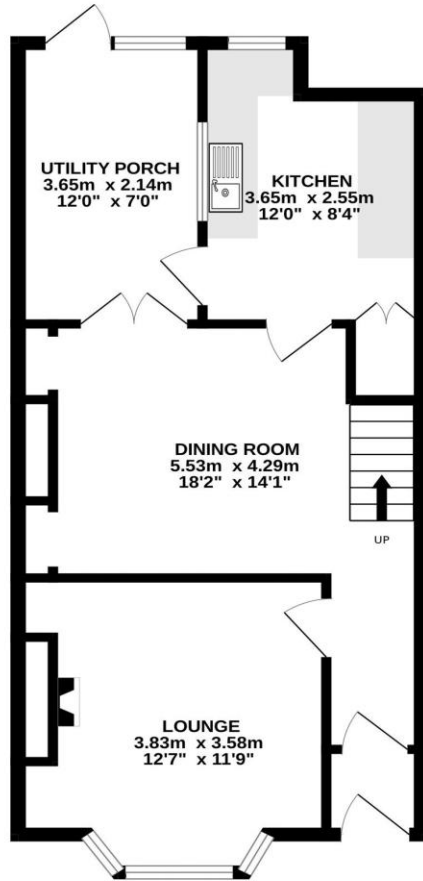
Rising to the second floor, there are two further double bedrooms, again featuring stripped wood flooring. These rooms provide flexible accommodation, ideal for growing families, guests, or home working, while retaining the charm and proportions expected of a property of this era.

To the rear, the courtyard is a delightful and sheltered space, perfectly positioned to enjoy the morning sunshine. It also benefits from an outside W.C and a garden store. A gate from the courtyard leads to a rear access path and on to the property's impressively large rear garden, which stretches down to Castor Road. The garden is mainly laid to lawn and interspersed with a variety of shrubs and plants, offering plenty of space for relaxation, play, or further landscaping.

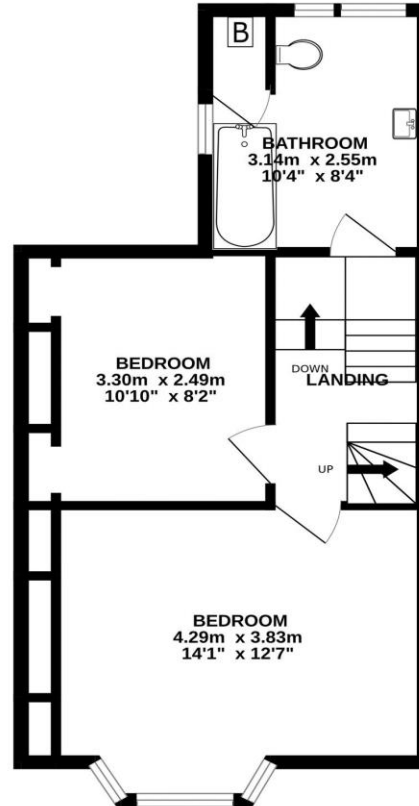
This is a characterful and spacious home that combines period features, versatile accommodation and outstanding outdoor space, all within easy reach of Brixhams amenities including Brixham hospital and coastal attractions.



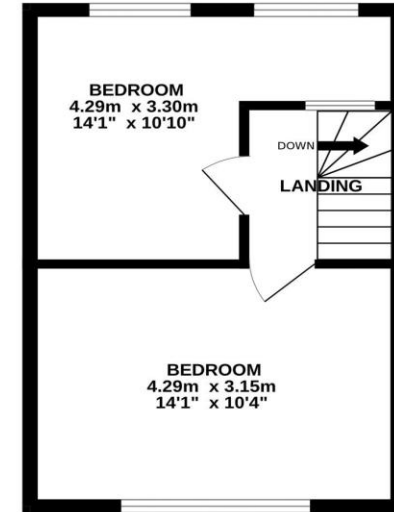
GROUND FLOOR
48.1 sq.m. (518 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



2ND FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 115.8 sq.m. (1246 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: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% / THREE 78% / EE 77% / o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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