



2a Drew Street, Brixham, Devon, TQ5 9JU
Leasehold - Share of Freehold Maisonette
£185,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A LUXURY, THREE-BEDROOM MAISONETTE, located on a popular junction (Castor Road/Drew Street) leading from the Brixham town centre up Castor Road and continuing along Drew Street to St Marys with Kingswear and Dartmouth beyond. Access to the town and harbour areas is quick and easy, with bus route and plenty of amenities to hand, including SPAR shop at the end of the road. The location is perfect for enjoying everything Brixham has to offer.

The property is accessed via a private gate from the pavement, and up some steps to the generously sized deck. A newly installed timber deck surrounding the South-East elevation of the property which provides sunny outside space and is ideal for relaxing, BBQing and entertaining.

The property itself enters into an open and spacious entrance hall which leads off to all principal accommodation. Immediately to your right is a wonderful and high-spec shower room. With large walk-in shower, modern white suite and adorned with premium wall tiles befitting of a luxury hotel suite. The room also has useful provision for utilities, with power and plumbing for a washing machine/dryer. The whole property has been re-plumbed and re-wired throughout.

The kitchen is equally impressive - this brand new and good quality fitted kitchen, complimenting the styling of the rest of the property offers integrated fridge freezer, integrated dishwasher, integrated microwave, electric mid-height oven and inset hob - all surrounded by plenty of cupboard and worktop space.

The lounge is a superb blend of modern and character - light-and-bright with a charming feature stone wall - the traditional bay fronted room overlooks the comings-and-goings of Drew Street. The bay is ideal for a dining table. There are also two excellent double bedrooms on this level - both enjoying plenty of glazing so again are light and bright and providing spacious, versatile accommodation.

Upstairs comprises the large master bedroom - stylishly finished with a bespoke oak effect headboard and enjoying a particular feeling of space with the additional benefit of two large storage cupboards in the eaves.

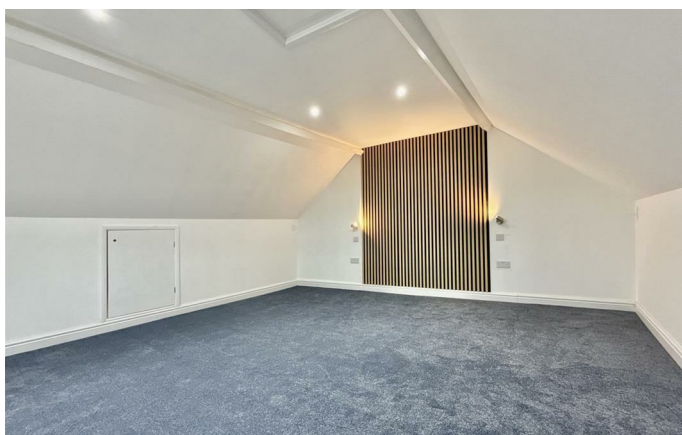
The property is heated with an excellent quality 'Dimplex Quantum' electric heating system, and all of the walls (including internal studwork and master bedroom ceiling) is recently insulated throughout. There is also UPVC double glazing throughout making for an efficient property to run (as proven by it's recent 'C' rating for energy performance!)

The property will be sold with a brand new 999 year lease (activated upon completion) with an equal share of the freehold included. There is no parking with the property, however street parking is freely available in the immediate vicinity. We are pleased to offer this beautiful property with NO ONWARD CHAIN.

Council Tax Band: B



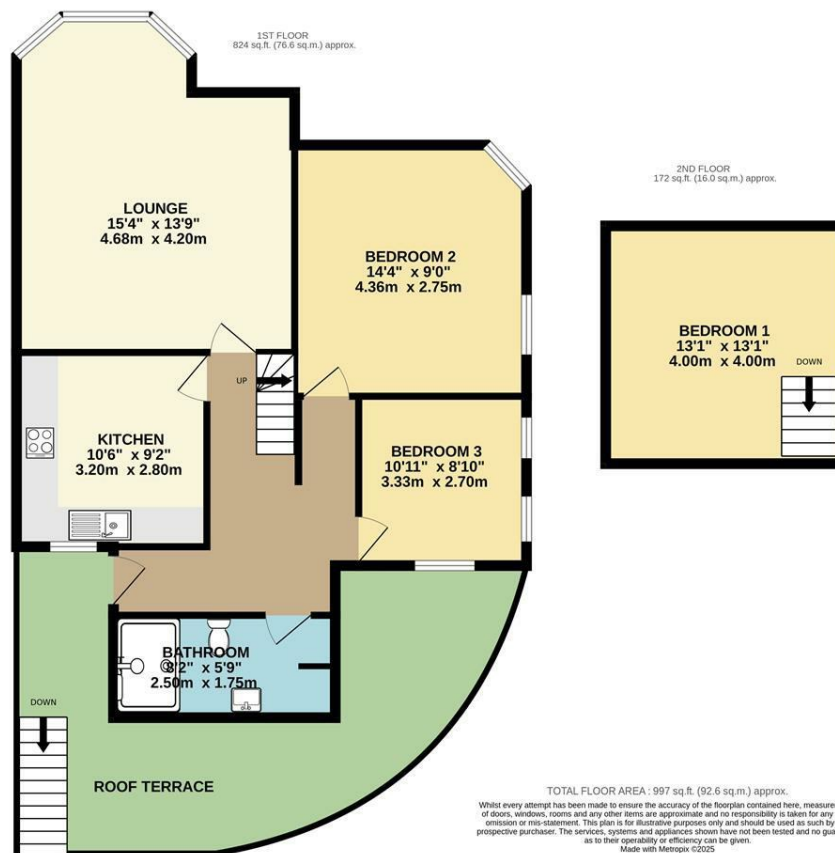
- Beautiful Three Bedroom Maisonette
- Brand New Kitchen & Bathroom
- Leasehold & Share of Freehold
- Recently Refurbished Throughout
- No Onward Chain
- Council Tax Band B



boycebrixham
email property@ljboyce.co.uk call 01803 852736



boycebrixham
email property@ljboyce.co.uk call 01803 852736



Current EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

boycebrixham

email property@ljboyce.co.uk call 01803 852736