



The Edge, Bolton Street, Brixham, TQ5 9DH  
Freehold House  
£225,000

**boyce**brixham  
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CALL FOR MORE INFORMATION!! - Former United Reformed Church and adjacent School House, located in the heart of Brixham. Grade II listed and offering superb versatility or investment potential. Currently utilised as a vibrant community centre with plenty of various uses, the whole is now available FOR SALE.

A very large building, separated by original church (complete with original organ) and versatile school house adjacent. The church has had the ground floor stripped of pews to accommodate many community uses and group practices. The property retains the original gallery above overlooking the first floor. Many original features and plenty of space.

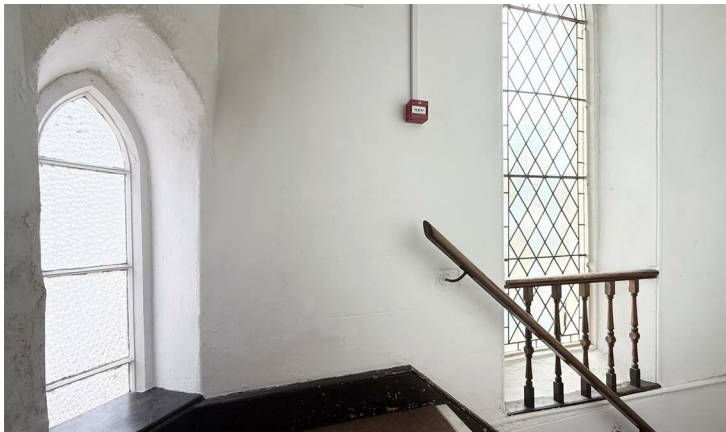
The adjacent school building is more modern and comprises a large ground floor space with commercial kitchen to the rear, lounge area, and office space/meeting area to the front. Upstairs is a large, empty church hall type space with kitchenette, shower room, and boiler room to the rear.

There are various WC's, lobby's and store rooms through the buildings, and the whole presents as a clear development opportunity.

Council Tax Band:



- Church & Adjacent School House
- Town Centre Location
- Still Retaining The Original Organ
- Super Development Opportunity
- Very Large Building
- Brimming With Character
- Spacious & Versatile
- With No Onward Chain





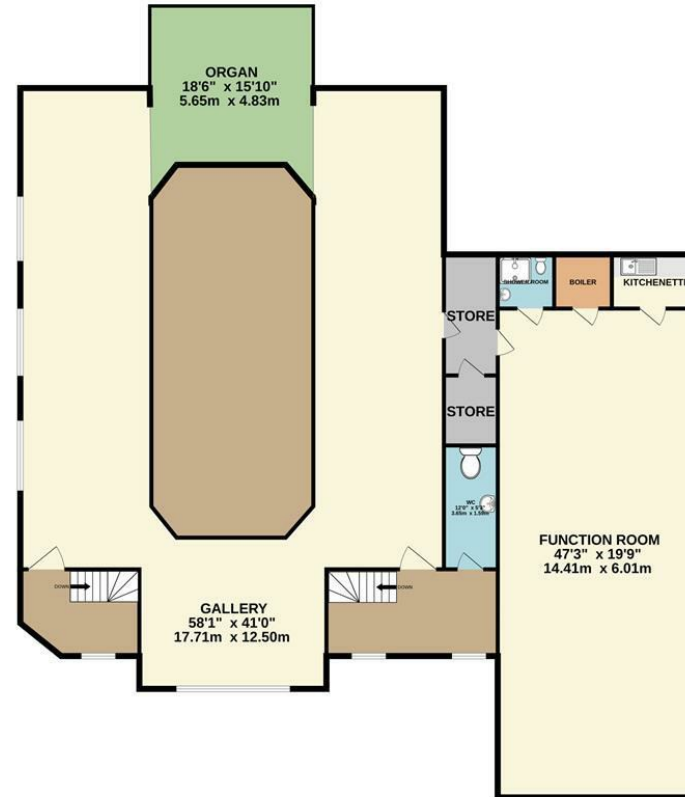




GROUND FLOOR  
3672 sq.ft. (341.1 sq.m.) approx.



1ST FLOOR  
3416 sq.ft. (317.4 sq.m.) approx.



TOTAL FLOOR AREA : 7088 sq.ft. (658.5 sq.m.) 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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### Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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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.

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