



15 Rea Barn Road, Brixham, TQ5 9DU  
Freehold House - Semi-Detached  
£189,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Situated within half a mile of Brixham town centre and harbour, is this fantastic character cottage. The property would make an ideal 'lock up and leave' holiday home or investment property, or indeed a low maintenance main residence. Access to the town centre and harbour is quick and direct with all the pubs, cafés and restaurants around the harbour just a short walk away.

The property is accessed with a right of way across the adjacent property's frontage, where there is an enclosed and very sunny courtyard garden, private to number 15 with no other rights of way.

Entering into the cottage, there is a typically characterful front room overlooking the courtyard, with traditional exposed beams and a beautiful feature fireplace. The room is dual aspect and enjoys plenty of natural light. Through to a galley-style kitchen, which again is cottage-like and characterful.

Upstairs, there is a large double bedroom, again which is a dual aspect, light-and-bright and boasts a traditional fireplace. Opposite the bedroom is a bathroom with bath (and shower over) WC and sink, as well as a very useful large storage alcove to the back reaching under the stairs.

On the second floor is a good size and very versatile loft room - ideal for many uses such as guest accommodation, a working from home space, hobby area or simply additional storage. The modern boiler which services the gas central heating is positioned here also.

There is no parking with the property, however street parking is usually available on the adjacent Barnfield Road just around the corner.

**Council Tax Band: A**



- Typical Fishermans Cottage
- Sunny Courtyard Garden
- One Bedroom + Loft Room
- Central & Convenient Location

- Low Maintenance
- Close To Town & Harbour
- Heaps Of Character
- Great Second Home / Holiday Let



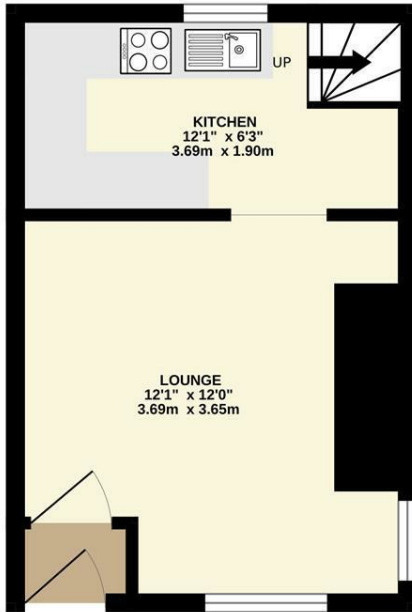
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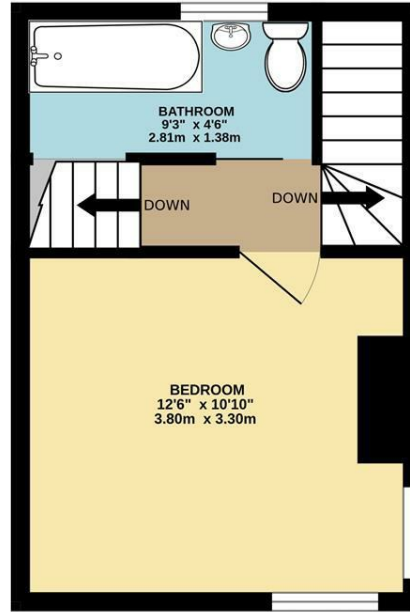


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GROUND FLOOR  
206 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



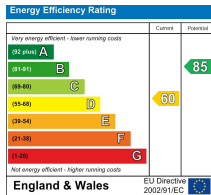
2ND FLOOR  
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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: D



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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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