



10 Rea Drive, Brixham, Devon, TQ5 9SS  
Freehold House - Terraced  
£249,950

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

A modern and stylish TWO BEDROOM MID-TERRACE HOME situated in a desirable part of Brixham within walking distance of the town and water's edge.

Nearby is a local useful Co-Op (situated on Great Rea Road) and Brixham Community College and the Church Of England Primary School are just around the corner. Opposite the schools there is a good size indoor swimming pool and rugby club with Astley Park to the rear.

There is a pretty, low maintenance front garden which gives access to the spacious, light-and-bright entrance hall, with a good size open plan living space beyond. To the front of the ground floor there is a contemporary and high-spec kitchen with small breakfast bar separating it from the living space. Fully equipped with plenty of cupboards and worktop areas, integrated fridge freezer, mid-height oven and inset electric hob. The living space is generously sized, neutrally presented with calming tones and representing a 'blank canvas' for a new owner to add their particular style. To the rear of the ground floor there is a useful utility room with further worktop space and access out to the rear garden.

Upstairs, there are two great size double bedrooms, both are again beautifully presented and enjoy pretty open outlooks from the large picture windows. The main bedroom, to the rear enjoys a particularly good, sunny aspect West - with the rolling Devon hills in the background. The property is serviced by a smart and spacious shower room set centrally on the first floor.

The rear garden is sheltered, very sunny and easy low maintenance but offers a great blank canvas for those looking to do something a bit special to take advantage of the the rear aspect which is ideal for the afternoon and evening sun.

Unusually for the area, there is a garage located in the adjacent block (the second one in from the left with a light blue door). This offers versatile additional storage away from the home or a possible rental income. This property is ideal for first time buyers, investors or a family looking to downsize. Internal viewing is highly recommended to not miss out on this great opportunity!

AGENT NOTE: Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that a vendor of this property is an employee of L J Boyce Ltd.

**Council Tax Band: B**



- Beautifully Presented Throughout
- Garage In A Separate Block
- Contemporary Open Plan Living Space
- Two Stunning Double Bedrooms

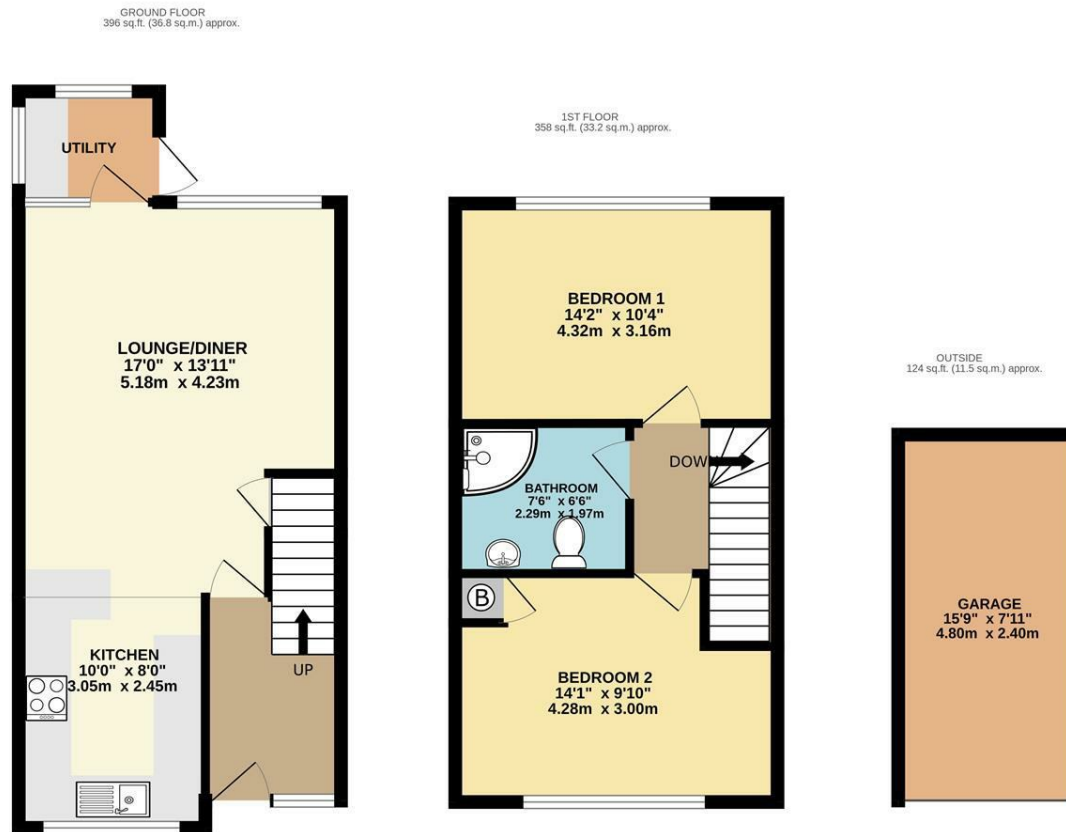
- Gas Central Heating & PVC-u Double Glazing
- Stylish, Modern Kitchen
- Sunny & Private Rear Garden
- Local Convenience Store & Schools Nearby



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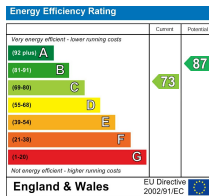
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TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

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: C



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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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