



34 Rea Barn Road, Brixham, TQ5 9DU
Freehold House - Terraced
£225,000

boycebrixham
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Nestled in the heart of Brixham, this charming two-bedroom terraced house seamlessly blends modern updates with classic cottage charm. Perfectly positioned within walking distance of both the picturesque harbour and the famous South West Coastal Path, this home offers easy access to local highlights such as Berry Head Nature Reserve and St Mary's Bay. The convenience of a bus stop right outside the property makes getting around effortless, whether you're heading into town or exploring the stunning Devon coastline.

Inside, the property has been thoughtfully modernised to create a light, contemporary feel while retaining its cosy cottage atmosphere. The ground floor features an open-plan lounge and dining area, ideal for entertaining or relaxing. This space includes a striking open chimney with a Brazilian slate hearth, giving the room a unique focal point. The recently installed modern kitchen is light-and-bright and whilst compact, is efficient and leads directly to a generous sized and sunny rear courtyard, A downstairs bathroom services the property and adds practicality to the ground floor layout.

Upstairs, the landing offers a bright and spacious transition to the two bedrooms. The principal bedroom boasts views towards the Southdown Hills and comes with ample space for wardrobes. The second bedroom, though smaller, is perfect for use as a guest room, home office, or nursery. Both rooms are very well presented feature oak veneer doors, adding a touch of warmth and quality throughout the upstairs.

Externally, the rear courtyard is a sheltered space ideal for enjoying the sunshine or creating a small garden retreat. It provides a useful outdoor area that extends the living space during the warmer months. At the front, a small gravelled area edged with Brazilian slate adds to the property's kerb appeal, giving it a neat and well-maintained appearance.

This lovely home is perfect for those looking for a modern, low-maintenance property with a timeless cottage aesthetic in a highly desirable location. With an Energy Performance Rating of D and a Council Tax Band A, it offers both comfort and affordability in one of Devon's most charming coastal towns.

Council Tax Band: A



- Charming Two Bedroom Cottage
- Central & Convenient Location
- Sunny & Enclosed Rear Courtyard
- Close To Several Good Schools

- Perfect Blend Of Character and Modern
- Well Presented Throughout
- New, Stylish Fitted Kitchen
- Gas Central Heating & UPVC Double Glazing



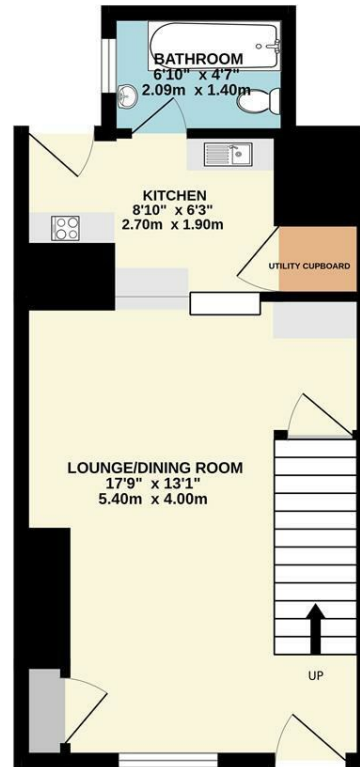
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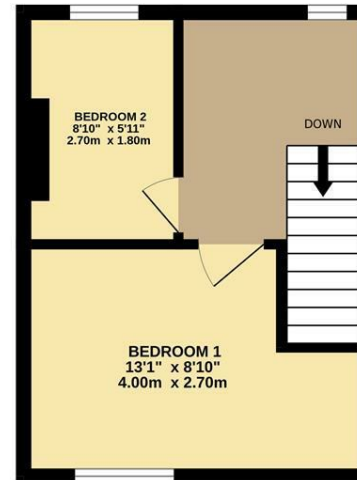


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GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



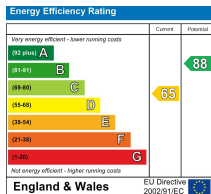
1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.8 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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