



7 Rea Barn Close, Brixham, TQ5 9EA  
Freehold House - Semi-Detached  
£320,000

**boyce**brixham  
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Located in a quiet cul-de-sac on the highly sought after Berry Head Side of Brixham is this spacious and beautifully presented 3-bedroom semi-detached house. The area will prove very popular with those wanting to be near great schools including Brixham Church Of England Primary School and Brixham College offering secondary education including Sixth Form, both of which are less than a two minute walk away. Directly opposite the schools there is also an indoor swimming pool and Astley Park which is home to Brixham Rugby Club. The town and harbour areas also both within striking distance.

The property itself is set back from the roadside, and down - giving the plot a particular feeling of privacy. You enter via a welcoming porch - which is perfect for coats and shoes - before going through to an entrance hall comprising a smart downstairs WC and giving access off to the kitchen and main living space. The kitchen, set to the front, is modern, immaculately kept and boasts plenty of kitchen and worktop space. The rear of the ground floor is a large, open lounge/dining room which is particularly light-and-bright and makes for a real 'hub of the home'. Naturally separated into to very usable spaces the lounge area boasts an high-quality feature wood burner and sliding patio doors out to the rear garden. Upstairs, there are three excellent sized double bedrooms, all again are very well presented and enjoy open green outlooks. The first floor is serviced by a recently reconfigured and luxurious family bathroom.

Outside to the rear is a very sunny South facing rear garden which is low maintenance and private. A versatile space which works very well with a relaxed seating arrangement off of the lounge, allowing plenty more space for cooking outdoors or for children to play.

One (large) garage with light-and-power) in the adjacent row belongs to the property, alongside all of the land in front of the garage (with right of access for the other garage owners), giving Number 7 plenty of parking space or storage for boat/motorhome and the additional dry storage as required. The property owns the solar panel array on the roof generating circa a impressive £3000pa on top of reduced energy costs. There is gas central heating (new boiler 2 years ago) and UPVC double glazing throughout. This property is offered for sale, Freehold, WITH NO ONWARD CHAIN.

**Council Tax Band: C**



- Three Bedroom Family Home
- Solar Panels Generating £3000pa
- Sunny, Private & Easy Rear Garden
- Beautifully Presented Throughout

- Offered With No Onward Chain
- Large Parking Forecourt + Garage
- Very Popular Convenient Location
- Quiet Cul-De-Sac. Not Overlooked

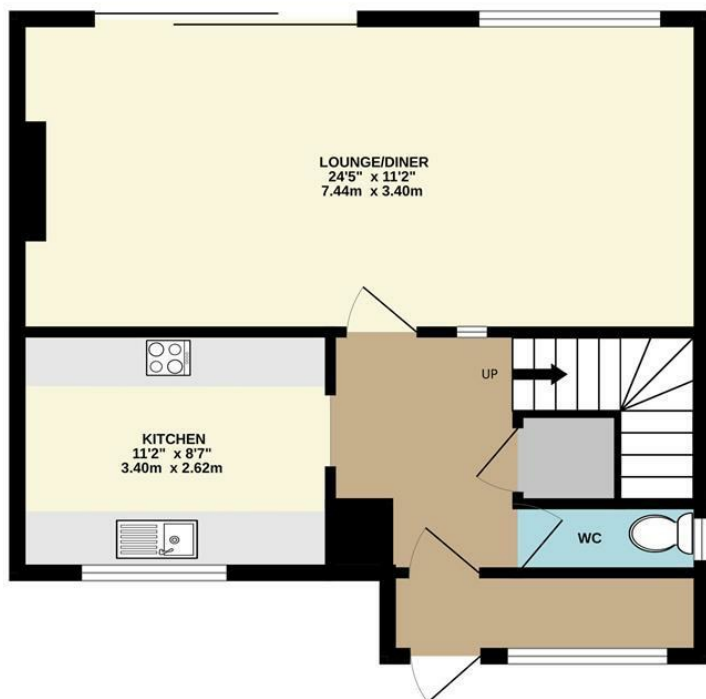


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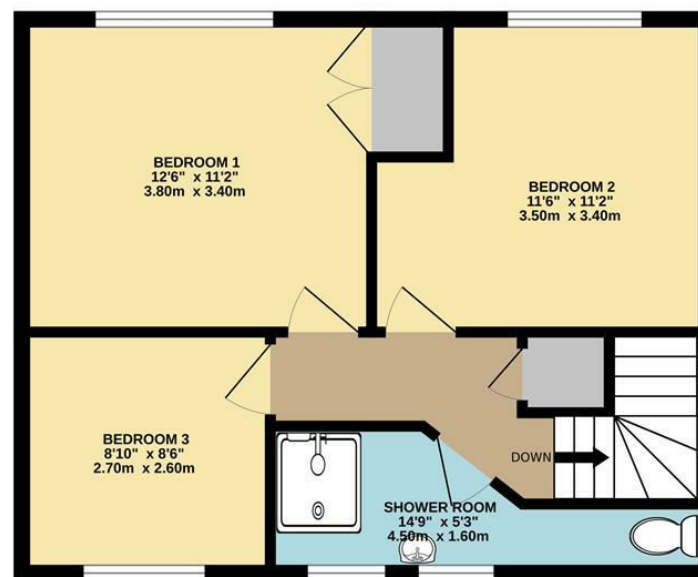




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



GARAGE  
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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 |  |                         |                                                                                     |
| (92 plus) <b>A</b>                          |  |                         |                                                                                     |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  |                         |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| 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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