



38 Garlic Rea, Brixham, TQ5 9UB
Freehold House - Semi-Detached
Asking Price £355,000

boycebrixham
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A fantastic opportunity to purchase a spacious three-bedroom semi-detached home, ideally situated in a highly sought-after location close to Brixham Harbour. This charming property ticks all the right boxes with off-road parking, a generous garden, and those all-important sea views – making it a standout choice for families, second-home buyers, or investors alike.

The ground floor offers a welcoming layout beginning with a porch that leads into an entrance hall with a bright and spacious living room just off. A large front-facing window allows for an abundance of natural light, while a central fireplace with a wood-burning stove adds a cosy, homely touch. There's also a handy understairs storage cupboard, ideal for keeping everyday essentials tucked away.

Towards the rear of the property, the dining room connects seamlessly to a large extended kitchen. This well-designed space offers plenty of storage and includes integrated appliances, with the kitchen sink perfectly positioned to enjoy lovely views over the rear patio and across to the sea. A modern family bathroom is also located on the ground floor, adding to the property's practicality.

Upstairs, the home features three well-proportioned bedrooms, all offering a comfortable retreat. The main bedroom benefits from a stylish en-suite shower room, while the additional bedrooms are ideal for children, guests, or even a home office setup. The layout makes this an incredibly versatile property that can grow with a family or adapt to changing needs.

Outside, the front of the property boasts a block-paved driveway providing ample off-road parking. To the rear, the garden is a true highlight – starting with a patio area directly off the kitchen, ideal for outdoor dining and entertaining. Beyond the shared access path lies a larger private garden space featuring a lawn, mature planting, and a raised area at the far end that enjoys panoramic views out over Torbay. There are also various outbuildings for storage and a greenhouse – perfect for garden enthusiasts.

The location is just as impressive as the property itself. Situated within walking distance of Brixham Harbour, you'll find yourself immersed in the vibrant heart of this charming coastal town. The harbour area is known for its picturesque fishing boats, excellent seafood restaurants, independent shops, and bustling quayside atmosphere. Beautiful coastal walks, scenic viewpoints, and the South West Coast Path are all on your doorstep, making this an ideal spot for nature lovers and seaside explorers alike.

Council Tax Band: C



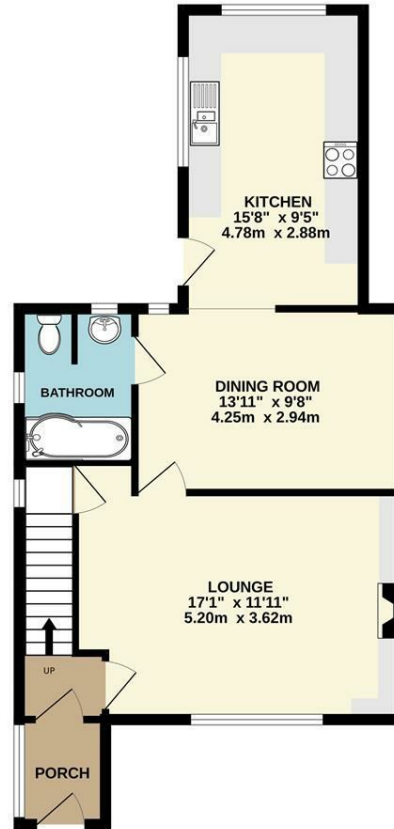
- Spacious three-bed semi-detached home
- Large private rear garden space
- Extended kitchen with fitted appliances
- Walking distance to Brixham Harbour
- Sea views from raised garden deck
- Generous off-road parking on driveway
- Modern en-suite to main bedroom
- Chain free – ready to move



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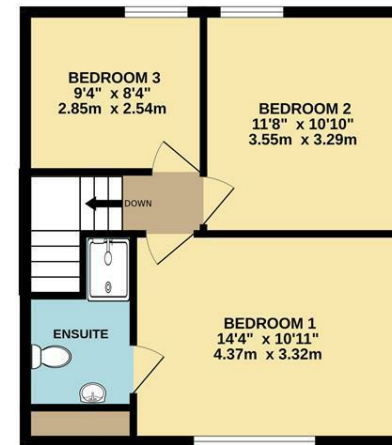
GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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			
(39-54) E			
(21-38) F			
(1-20) 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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