



27 Great Rea Road, Brixham, Devon, TQ5 9SW
Freehold House - Semi-Detached
£339,950

boycebrixham
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This charming four-bedroom semi-detached property offers fantastic potential and is located in a highly sought-after area near Berry Head Country Park and within close proximity to the harbour. While the property does require modernisation throughout, it boasts an excellent size and provides ample space for those looking to create their ideal family home. The location alone makes it an attractive prospect, with the surrounding natural beauty and access to local amenities enhancing its appeal.

The ground floor offers a large and welcoming through lounge/diner, providing an excellent space for both relaxing and entertaining. The layout is flexible, with the kitchen conveniently located off the dining area, and the entire space benefiting from natural light streaming through large windows. At the rear of the property, a spacious conservatory extends the living space further and opens directly into a generous garden, offering a peaceful outdoor retreat.

In addition to the living areas, the property also includes a versatile studio space at the rear of the garden. This is an exciting feature, with significant potential for a variety of uses. The studio could easily be transformed into a granny annex (subject to the necessary permissions) or could serve as a perfect home office, art studio, or workshop space. The possibilities are endless, making this property stand out for buyers seeking flexibility and additional room for creative or practical purposes.

The first floor features three well-proportioned bedrooms, ideal for family living, along with a family bathroom. Each bedroom offers comfortable living space, and the layout allows for easy customisation to suit individual preferences. Whether you need room for children, guests, or a home office, these bedrooms can cater to various needs. The family bathroom is spacious enough to accommodate all the essentials, though it may benefit from modernisation to align with contemporary standards.

On the second floor, there is a large loft bedroom, which adds another layer of living space to this already generous home. The loft bedroom is an excellent feature for those who desire extra privacy or a quiet retreat. With a bit of updating, this could become a truly stunning bedroom with plenty of room for furniture and storage. Additionally, the property benefits from lovely sea views to the rear, overlooking Torbay and extending towards Torquay and across Lyme Bay, which is a rare and desirable feature for a property of this type.

Overall, this four-bedroom semi-detached house presents a fantastic opportunity for those looking for a spacious home in a prime location. While the property may need some modernising to reach its full potential, its size, layout, and location near Berry Head Country Park and the harbour make it a must-see. With a large garden, a versatile studio, and stunning sea views, this home offers a great canvas for anyone looking to create their dream property in a sought-after part of the country.

Council Tax Band: D



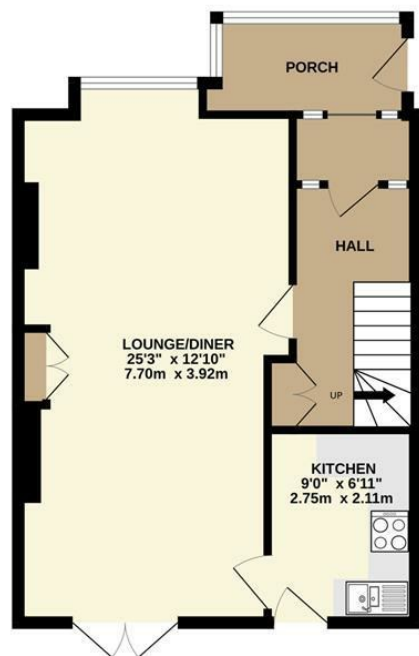
- Four-bedroom semi-detached property
- Large lounge/diner with conservatory
- With studio/workshop space
- Located near Berry Head
- Spacious garden
- Loft bedroom with sea views



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GROUND FLOOR
846 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) 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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