



35 Rea Barn Road, Brixham, Devon, TQ5 9ED
Freehold House
Offers In The Region Of £375,000

boycebrixham
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Presenting a deceptively large family home located in convenient area, close to many amenities and just half a mile to the harbour area and waterfront. A very appealing property occupying a generous sized plot (with possible development opportunity) and a fabulous extension to the ground floor which considerably increases the usable living space.

Within minutes walk are Brixham's Admiral Indoor Swimming Pool, Brixham Community College and Leisure Centre (with full range of adult learning courses), Brixham C of E Primary School, Brixham Rugby Club and the very useful Co-op store at Great Rea Road. There is a bus service to hand and within a mile radius are many beautiful coastal walks including Berry Head Country Park, Sharkham Point, The Breakwater and Shoalstone Pool all connected with the South West Coastal Path.

The property itself opens into a light-and-bright entrance hall with stairs up to the first floor, and leading through to the principal living accommodation. There is a light and bright reception room to the front of the property which enjoys a pleasant 'green' outlook through a feature bay window. There is a very convenient downstairs shower room central to the property before going through to the kitchen and main living area. The kitchen is a spacious, modern room, flanked by plenty of worktop space and some good quality appliances. A feature opening brings in plenty of light from the South-facing rear and there is a well placed utility room between the kitchen and living room. A recent addition to the property, this dual aspect, flat roof extension greatly increases the square-footage downstairs and makes for a very welcoming, social space.

Upstairs, on the first floor, there are three bedrooms including two impressive double bedrooms, which are both of similar, generous proportions and enjoy open, pleasant outlooks to the front and rear respectively. There is also a smaller, single bedroom which could also double-up as a home office or hobby room. A light, well presented and clean family bathroom services the property from the first floor. The second floor boasts a large master bedroom taking in a wonderful vista South towards Southdown Hills through a large picture window and additional storage in the eaves.

Outside, there is ample level parking for several cars to the left/front, where there is possible scope for development (subject to relevant permissions), alongside a pretty front lawn, protecting the property from the roadside. To the side and rear is a sunny very private level garden which is mostly laid to lawn and is flanked by some pretty raised beds. To the rear, which is South-facing, there is a large garden shed and lovely open views towards the Devon hills.

We are delighted to offer this spacious and versatile property to market with NO ONWARD CHAIN.

Council Tax Band: C



- Deceptively Spacious Family Home
- Located In A Popular, Central Location
- Four Good Sized Bedrooms
- Downstairs Shower Room

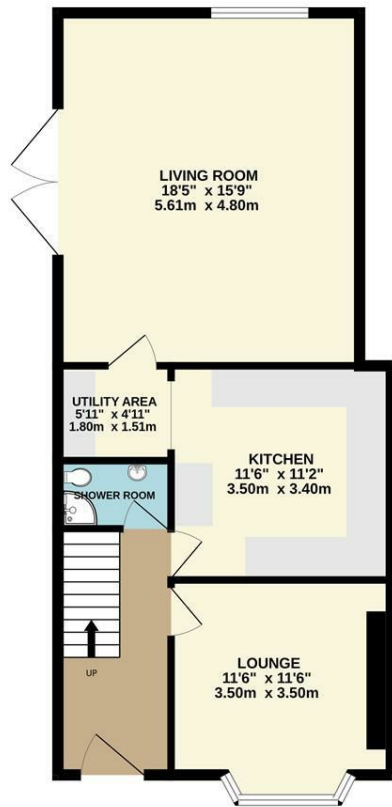
- Ample Off Road Parking
- Offered With No Onward Chain
- Large Ground Floor Extension
- South Facing Rear Garden





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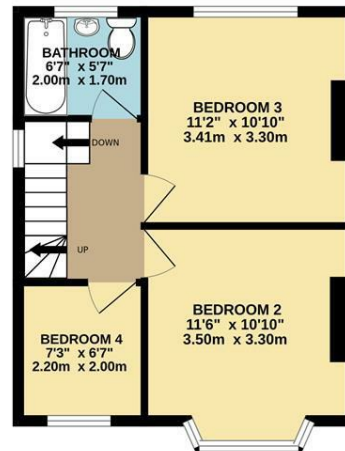
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



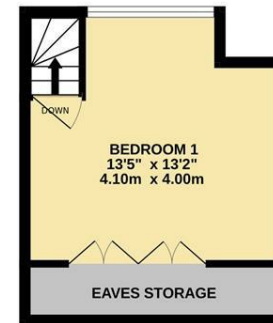
TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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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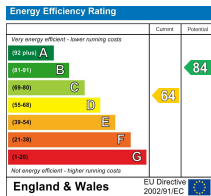
1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.



Current EPC Rating: D



Find us on



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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