

Garlic Rea, Brixham, TQ5 9TZ



Superb views across the town, harbour, sea and coastline are enjoyed from this very spacious **TWO BEDROOM HOUSE** with further **LOFT ROOM**. The house is perfectly located, a short walk away from the town centre, bustling harbour and marina, with local shop just around the corner on Great Rea Road.

Local facilities and schools are also easily accessible.

The house has a rare combination of fantastic views, parking and a garden. It would now benefit from some refreshment and modernisation but offers a great space as a blank canvas. The generous size accommodation provides lounge which has super views from the front, dining room and kitchen beyond which then leads to a rear lobby with utility room and ground floor W.C. On the first floor there are two double bedrooms and family bathroom, again the front bedroom which has access to a large loft room benefits from the views. Outside as mentioned there is a large parking bay to the front of the house and to the rear there is a courtyard with external store and access path to an enclosed, elevated garden with large block built outbuilding. Internal viewing is recommended. **NO CHAIN!**

£389,950 Freehold

ENTRANCE PORCH.

Double glazed entrance door. Courtesy light. Cupboard housing electric meter. Half glazed door to:

ENTRANCE HALL.

Staircase to the first floor. Doorway to:

LOUNGE. 17' 10" x 11' 4" (5.43m x 3.45m) max

Double glazed window to front with fabulous outlook over the town and harbour, with sea and coastal views of the bay beyond. Two radiators. Fire surround with fitted electric fire, display shelving and cupboard to both sides. Under stairs storage cupboard. Door to:

DINING ROOM. 14' 8" + recess x 9' 3" (4.47m x 2.82m)

Two double glazed windows to the rear. Tiled flooring. Radiator. Stone faced fireplace. Picture rail and beams. Shelved storage cupboard. Door to:

KITCHEN. 10' 9" x 6' 5" (3.27m x 1.95m)

Range of fitted wall and base units, roll edge working surfaces with inset stainless steel sink and drainer. Built in eye level oven/grill and halogen hob with cooker hood over. Double glazed window. Radiator. Door to:

REAR LOBBY. Shelved cupboard. Double glazed windows and door to the rear.

SEPARATE W.C. White low level W.C. Access to:

UTILITY ROOM. 5' 6" x 6' 9" (1.68m x 2.06m)

Ample space for white goods and plumbing for washing machine. Stainless steel sink unit. Wall mounted Worcester boiler. Single glazed window.

FIRST FLOOR

BATHROOM/W.C. Comprising; White suite of panelled bath with central mixer tap and shower attachment. Pedestal wash basin with bathroom cabinet over. Close coupled W.C. Tiled surrounds. Double glazed window.

BEDROOM 2. 11' 11" x 7' 11" (3.63m x 2.41m)

Built in wardrobes, shelving and over bed cupboards. Recess with shower cubicle and fitted shower. Double glazed window to rear. Radiator.

BEDROOM 1. 10' 5" x 11' 9" (3.17m x 3.58m)

Double glazed window to front with window seat perfect for enjoying the super views across town to the sea and coastline beyond. Door to staircase leading to:

LOFT ROOM. 15' 5" x 14' 5" (4.70m x 4.39m) max overall size.

A useful room or occasional bedroom with two roof windows and under eaves cupboards. Built in wardrobe/cupboard.

OUTSIDE. To the front of the house there is a good size parking bay and raised terrace again enjoying the lovely views. Water Tap. To the rear of the house there is a paved courtyard with attached garden store and gate to the rear access path, this leads to an enclosed elevated garden area with large block-built outbuilding with double glazed windows and doors to front.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE. The house has all mains services.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage in this area.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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