



Rea Barn Road, Brixham, TQ5 9EE





"Trenhayle" 73 Rea Barn Road, Brixham, TQ5 9EE

£650,000 Freehold

A well-presented, large 5 bedroom family home with annexe potential.

Standing in a good size garden plot, this well presented, **LARGE FIVE BEDROOM FAMILY HOME** which has a functional and flexible layout, would ideally suit a large family or family with dependent relative, as there is potential to divide the home up and create a self-contained **ANNEXE** if required.

Approached to the front by a five bar gate this **DETACHED HOUSE** has plenty of parking space on the front driveway and an integral garage/store. The rear garden is perfect for children and adults alike, it is near level, enjoys a sunny southerly aspect and has patio seating areas, lawn and large cabin/workshop in the garden.

The large open plan family room is the hub of the home and opens up via a patio door to outside, so makes the garden very accessible. The lovely modern kitchen area has built in appliances and twin integral fridge/freezers along with a breakfast bar, a handy cloaks/w.c. also leads off, and there is access to the garage which has a utility area. The open plan room in addition, has a dining/entertainment area, along with a cosy snug lounge.

The lounge/dining room which is on the south west side of the house, also has a sun room off again opening to the garden. A further, secondary fitted kitchen and ground floor bedroom are also on the ground floor with a shower room/w.c.

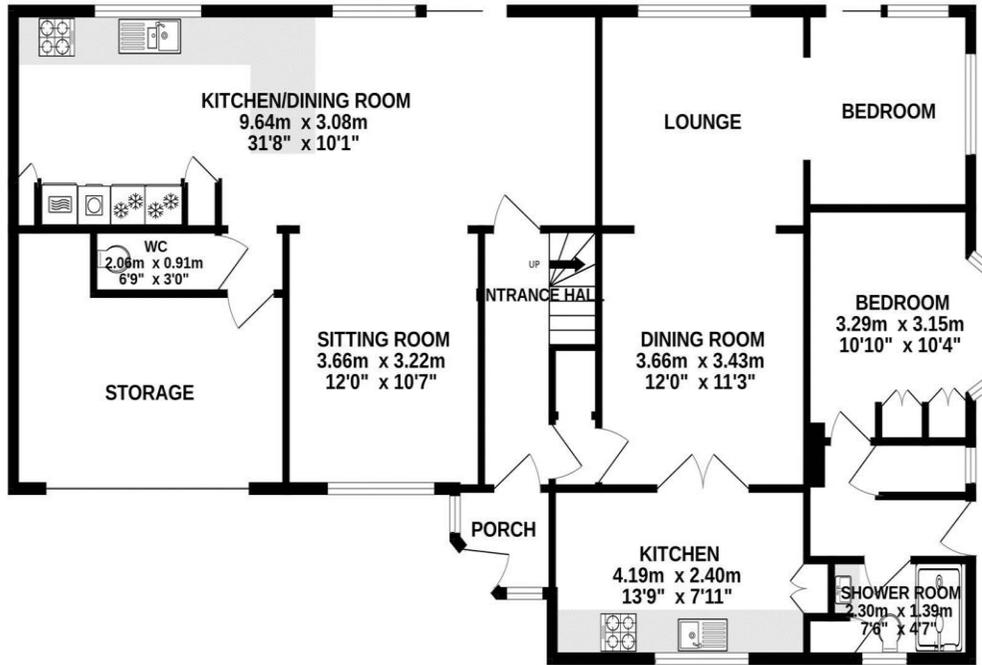
On the first floor there are four bedrooms, two of which are dual aspect rooms and enjoy pleasant open outlook towards the Southdown Hill area, there is a also a further shower room/w.c.

This super home is fitted with solar panels and has gas fired central heating. It is also double glazed. Internal viewing is essential to appreciate this home. Rea Barn Road is ideally situated within walking distance of primary and secondary schools, also Brixham Rugby Club.

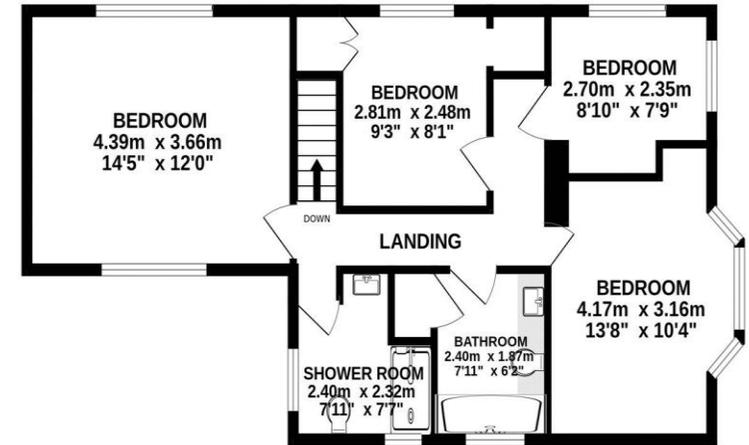
The town centre and waterfront is approx one mile distant as is the scenic Berry Head nature reserve.



GROUND FLOOR
125.3 sq.m. (1349 sq.ft.) approx.



1ST FLOOR
58.3 sq.m. (628 sq.ft.) approx.



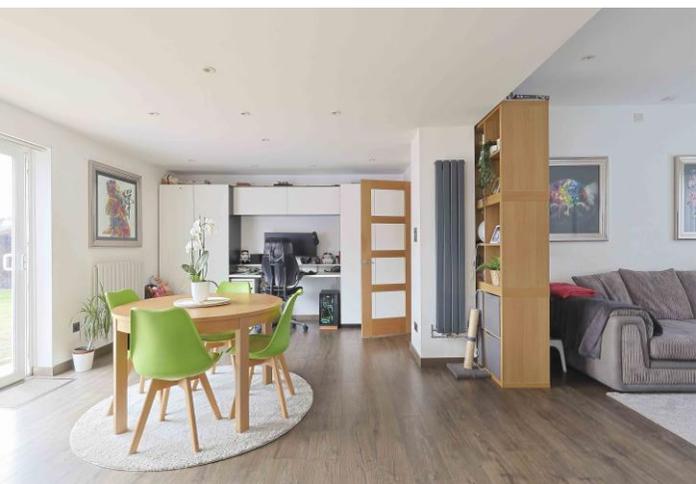
TOTAL FLOOR AREA : 183.7 sq.m. (1977 sq.ft.) approx.

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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To view this property call Eric Lloyd & Co on **01803 852773**



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that ultrafast broadband is available and mobile reception is good in the area.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 852773. Email: brixham@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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