



40 Garlic Rea, Brixham, TQ5 9UB  
Freehold House - Terraced  
Asking Price £310,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A fantastic opportunity to acquire a mid-terrace home set in an elevated and highly desirable position just above Brixham's picturesque harbour. Perfectly placed for convenience, the property enjoys easy access to the nearby Co-op, as well as a straightforward route into the town centre and waterfront, where a wide selection of shops, restaurants and pubs can be found. The location also benefits from excellent local schooling, leisure facilities and access to stunning coastal walks at Berry Head and along the South West Coast Path.

The property itself offers spacious and well-balanced accommodation, ideal for family living. The living room is a generous size, providing a comfortable and welcoming space to relax, while the kitchen/breakfast room sits to the rear, enjoying a pleasant outlook over the garden. The layout works well for modern living, offering plenty of potential for those looking to personalise or enhance the space over time.

On the ground floor there is a bathroom along with a separate WC, adding to the practicality of the home. Upstairs, there are three bedrooms comprising two good sized doubles and a well-proportioned single, making the property suitable for families, those working from home, or buyers looking for additional guest space.

The property would now benefit from some updating, however it has clearly been well cared for and offers an excellent opportunity for a new owner to put their own stamp on it. Importantly, the home benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout.

One of the standout features of this home is the outside space. To the front there is the valuable benefit of off-road parking, while to the rear lies a particularly impressive garden. This generous outdoor space includes a good size lawn, decked seating area and a summer house, all perfectly positioned to take full advantage of the stunning panoramic views.

The rear garden enjoys far-reaching outlooks across the town, marina and out towards Torquay, offering a truly special setting that is rarely available so close to the harbour. A property with this combination of space, views and potential is seldom found, making early viewing highly recommended.

**Council Tax Band: C**



- Mid terrace coastal home
- Large rear garden
- Summer house and decking

- Off road parking space
- Panoramic sea and town views
- Three bedroom accommodation



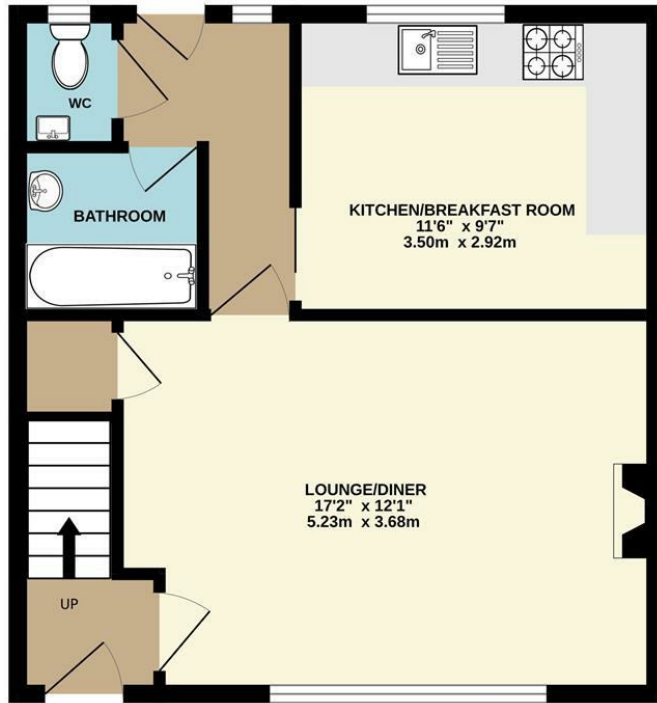
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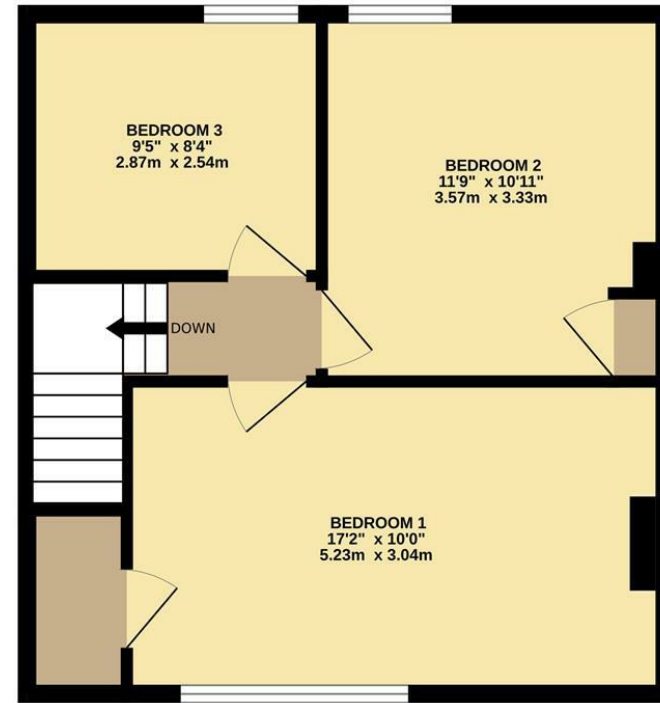
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GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



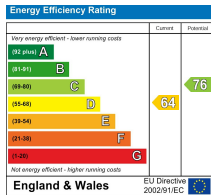
1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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: D



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