



Garlic Rea, Brixham, TQ5 9TZ

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£340,000 Freehold

“Enjoying harbour, sea and coastal views located within walking distance of the town and local amenities”

Situated in an elevated position and enjoying delightful harbour views from the front elevation, stretching out across the sea and along the picturesque Torbay coastline.

This charming and versatile property offers a unique opportunity for a variety of purchasers, whether seeking a spacious home, investment, or multi-generational living arrangement. Originally a three-bedroom house, the property is currently configured as a generously proportioned one-bedroom ground floor flat, with a separate one-bedroom maisonette arranged over the first and second floors. This flexible layout can easily be adapted to suit individual needs, offering potential to revert to a single dwelling or retain as two distinct living spaces.

The ground floor accommodation is both welcoming and characterful. A cosy lounge features a striking exposed stone chimney breast with fireplace, creating a warm focal point, while a front-facing window provides a charming glimpse of the harbour. An inner hallway leads through to a well-proportioned double bedroom, complete with French doors opening directly onto the rear courtyard, allowing for a pleasant indoor-outdoor connection. Beyond this lies a fully fitted kitchen, along with a bathroom/W.C, completing the ground floor layout.

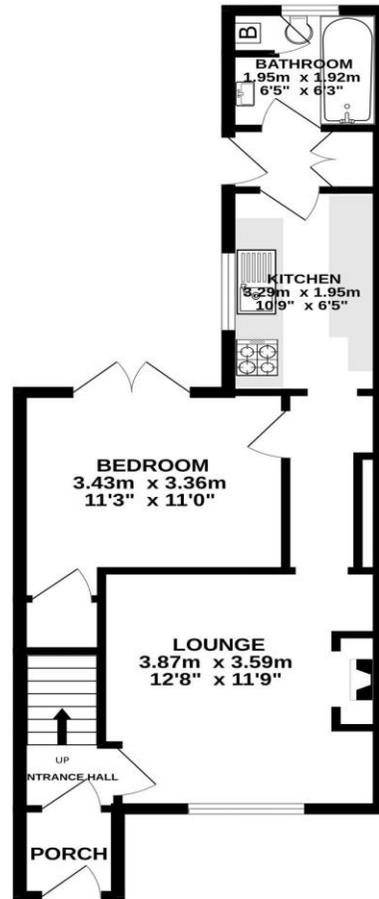
The upper floors have been thoughtfully adapted to form a light and airy maisonette and benefit from the pretty views. On the first floor, there is an open-plan lounge area with a kitchen positioned to the rear, offering a sociable and practical living space. A modern shower room/W.C is also located on this level. Stairs rise to the top floor, where a superb attic bedroom can be found. This room is particularly appealing, benefitting from Velux windows that flood the space with natural light, as well as providing far-reaching views across the harbour, out to sea, and along the Torbay coastline. Under eaves storage and wardrobe space add to the functionality of this attractive room.

Externally, to the front, there is a landscaped garden area that enhances the setting and provides a pleasant seating space. To the rear, a courtyard offers a private and low-maintenance outdoor area, with access to shared steps leading up to a generously sized elevated garden. This upper garden is a real highlight, enjoying some sea views and providing an ideal spot for relaxation or entertaining.

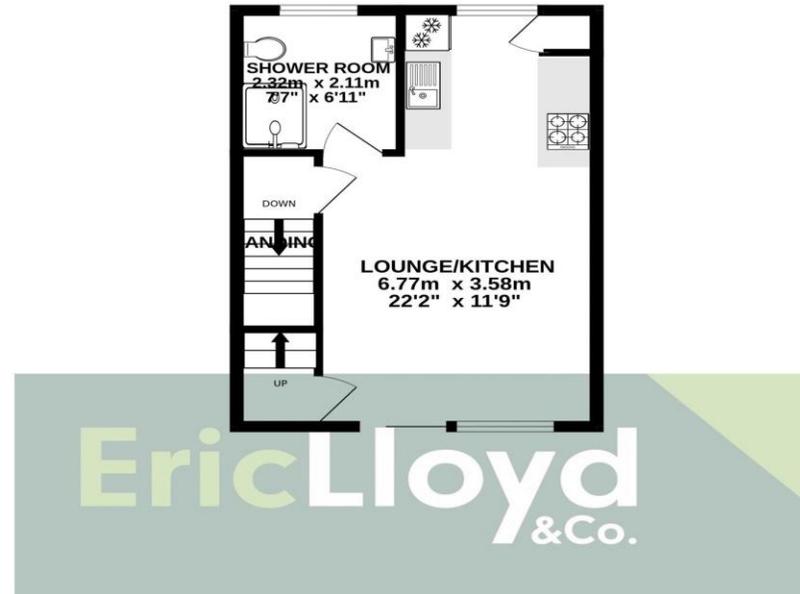
In summary, this is a highly adaptable and characterful property in a sought-after coastal location, offering some super views, flexible accommodation, and appealing outdoor spaces, perfect for those looking to enjoy the charm and lifestyle of Brixham.



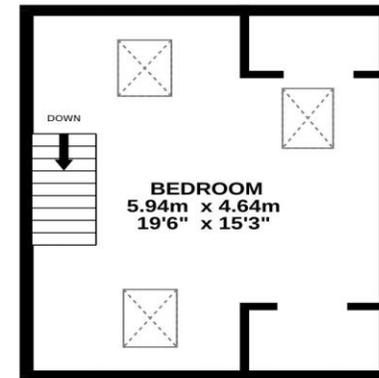
GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



2ND FLOOR
27.6 sq.m. (297 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.0 sq.m. (1120 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE: 82% / EE 80% /THREE 73% / o2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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