



28 Garlic Rea, Brixham, TQ5 9UB  
Freehold House - Terraced  
£309,950

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

A fantastic opportunity to purchase a 3-bed house located towards the top of the Brixham Harbour bowl area, enjoying direct access to the Harbour and Marina on foot. This great property also boasts the hard to come by off road parking and an excellently sized level garden! This property will, therefore, prove very popular with people looking for either a main home or indeed a useful base close to the action yet with parking and good-sized garden.

To the front of the property are two good sized parking bays made up of a low maintenance concrete and gravel drive. The front door is accessed under a front porch leading into the entrance hallway. On the ground floor, there is a good sized living room with space for both lounge and dining room furniture, a handy large under stair storage cupboard just off, and access to the kitchen breakfast room. The kitchen is an excellent size and offers ample space for all the kitchen appliances, thanks to the additional utility and downstairs WC adjacent. There is direct access from the kitchen into the rear garden.

On the first floor, there is a smart modern bathroom created by removing the downstairs bathroom arrangement as initially constructed, a small third bedroom, and two double bedrooms, the main one benefiting from modern fitted wardrobes.

Outside to the rear is a patio area ideally positioned for the afternoon and evening sun. There is a very handy garden store, perfect for bikes and paddle boards, etc. The main garden area is found beyond, a great-sized level lawned area with a planting bed to the side leading all the way down to a large garden shed with double doors. One neighbouring property has right of access across the rear.

**Council Tax Band: C**



- Located near Brixham Harbour with direct access to Marina.
- Spacious living room & kitchen breakfast room.
- First-floor features a modern bathroom and 3 bedrooms.
- Perfect for those seeking a main home or a base near the action.

- Rare off-road parking for two vehicles.
- Well-equipped kitchen with utility and downstairs WC.
- Rear patio for afternoon sun, garden store, and a generous lawn.
- Modern double glazing & externally insulated.



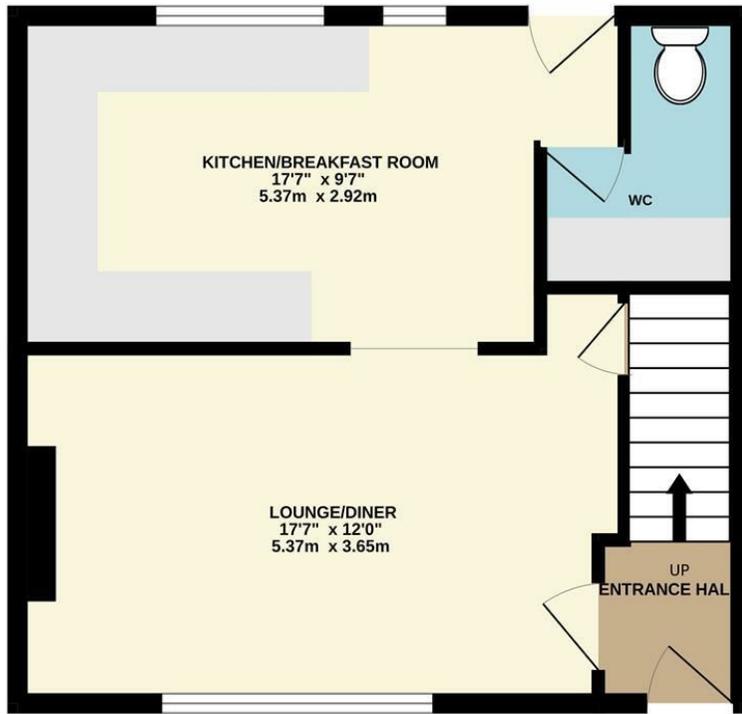
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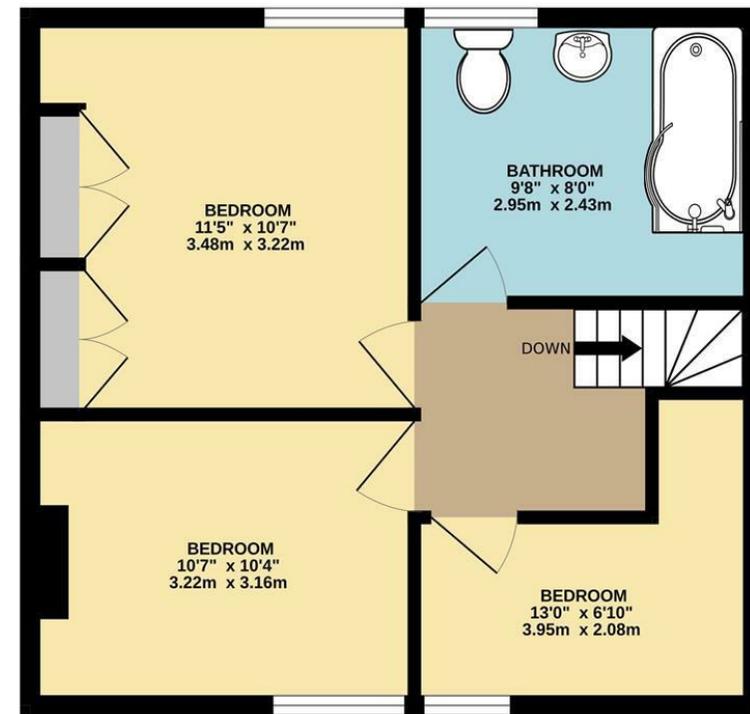
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GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



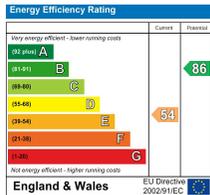
1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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: E



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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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