

## Rea Barn Road, Brixham, TQ5 9ED



A three bedroom, **EXTENDED END OF TERRACE HOUSE**, ideal for a family, with C of E primary school and Brixham College just a short walk away, along with Brixham Rugby Club and local Co-Op on Great Rea Road. Brixham town centre is approximately half a mile away.

The house sits on a corner plot with gardens to the front and side and has a super patio enjoying a sunny aspect to the rear, a driveway has been added with access off Sellick Avenue.

A super kitchen extension has been added to the ground floor and it now provides a fabulous open plan living area with gloss white kitchen and central island with bi-folding doors opening to the patio seating area. The lounge area has a bay window to front making the ground floor space light and bright. A cloakroom/w.c. is accesses from the living space. On the first floor there are three good size bedrooms and family bathroom/w.c. Viewing advised. For sale with **NO ONWARD CHAIN**.

### £239,950 Freehold

## ENTRANCE HALL.

Double glazed entrance door. Staircase to the first floor with under stairs cupboard. Radiator. Door to:

## OPEN PLAN LIVING SPACE

### **LOUNGE AREA. 16' 2" x 11' 5" (4.92m x 3.48m)**

A great space for relaxing. Double glazed bay window to the front. Wood effect flooring. Open to:

### **KITCHEN/DINING ROOM.**

#### **18' 1" x 11' 0" (5.51m x 3.35m)**

A fabulous kitchen/dining area with a range of gloss white base cupboards and kitchen island with breakfast bar area, ultra-thin, marble style working surfaces with inset stainless steel sink and drainer. Integral dishwasher and built in electric oven with matching induction hob and cooker hood over. Wood effect flooring continuing through. Feature roof window and double glazed window to side. Bi-folding doors to rear opening up to a family size patio seating area perfect for outdoor cooking and entertaining.

### **CLOAKROOM/W.C.**

Low level W.C. Pedestal wash basin. Extractor fan. Double glazed window.

## **FIRST FLOOR**

### **BEDROOM 1. 13' 0" x 10' 3" (3.96m x 3.12m) max.**

Double glazed bay window to front. Radiator.

### **BEDROOM 2. 11' 5" x 9' 8" + recess (3.48m x 2.94m)**

Double glazed window to rear. Radiator. Built in cupboard housing 'Ideal' boiler.

### **BEDROOM 3. 7' 2" x 6' 8" (2.18m x 2.03m)**

Double glazed window to front. Radiator.

### **BATHROOM/W.C.**

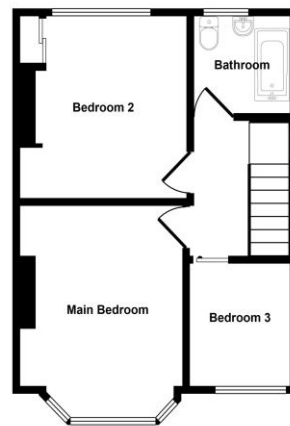
Comprising white suite of panelled bath with independent 'Triton' electric shower over. Pedestal wash basin and low level W.C. Tiled surrounds. Heated towel rail.

## **OUTSIDE.**

The house sits on a corner plot with gardens to the front and side and has a large patio seating area to the rear. Front access is via steps from Rea Barn Road and the driveway, side and rear are accessed from Sellick Avenue.

**ENERGY RATING: D    COUNCIL TAX BAND: C**

**NOTE:** The Ofcom website indicates standard, superfast and ultrafast broadband is available and that mobile availability is limited or likely. Please check with your mobile provider.



First Floor  
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor  
Approx 47 sq m / 505 sq ft

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## **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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