



Trawler Lights 7a Rea Barn Close, Brixham, TQ5 9EA
Freehold House - Semi-Detached
£235,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Tucked away in a peaceful cul-de-sac on Brixham's sought-after Berry Head side, this recently constructed (2013) very spacious and beautifully presented one-bedroom semi-detached house is ideally located. Just a two-minute walk from both Brixham C of E Primary and Brixham College (including Sixth Form), it's perfect for families. An indoor pool, Astley Park, and Brixham Rugby Club are right across the road, with the town and harbour also close by.

The property itself is set back from the roadside, and down - giving the plot a particular feeling of privacy. You enter via a courtyard entrance into a large, very light and-bright open plan living space. To your left is an modern and well-arranged kitchen. Neatly separated from the rest of the living space by a low wall and equipped with quality appliances. The main living space is versatile in it's arrangement, with plenty of space for separate lounge and dining set-ups. A premium wood burner makes for a real feature and creates plenty of warmth in colder months. There is also a large utility cupboard under the stairs offering plenty of storage.

Upstairs, as the property was designed as a large one-bedroom, there is an exceptional master suite, with a large, dual aspect bedroom taking in a pleasant green outlook over the adjacent fields. A large, light-and-bright family bathroom services the property, with a modern 4-piece suite. Recently decorated, the whole property is immaculate and very well presented throughout.

Currently utilised as a successful holiday let, the property is versatile and would suit a wide range of buyers. It would make for an ideal second home bolthole, will suit first-time-buyers or indeed those looking to downsize. there is also scope for investors who might choose to convert it to a two-bedroom property.

Outside to the rear is a large and very sunny South facing rear garden which is super low maintenance and private. A versatile space which works very well with a relaxed seating arrangement off of the lounge, allowing plenty more space for cooking outdoors or for children to play on the artificial grass.

A double parking space adjacent to the property is included in the sale, giving immediate access to private off road parking. The property owns the solar panel array on the roof generating circa a impressive £2000pa on top of reduced energy costs. There are high-quality Fischer smart electric radiators installed and UPVC double glazing throughout. This property is offered for sale, Freehold, WITH NO ONWARD CHAIN.

Council Tax Band: Exempt



- Large One Bedroom House
- Solar Panels Generating £2000pa
- Sunny, Private & Easy Rear Garden
- Beautifully Presented Throughout

- Quiet Cul-De-Sac. Not Overlooked
- Large Off Road Parking Space
- Newly Constructed In 2013
- Offered With No Onward Chain



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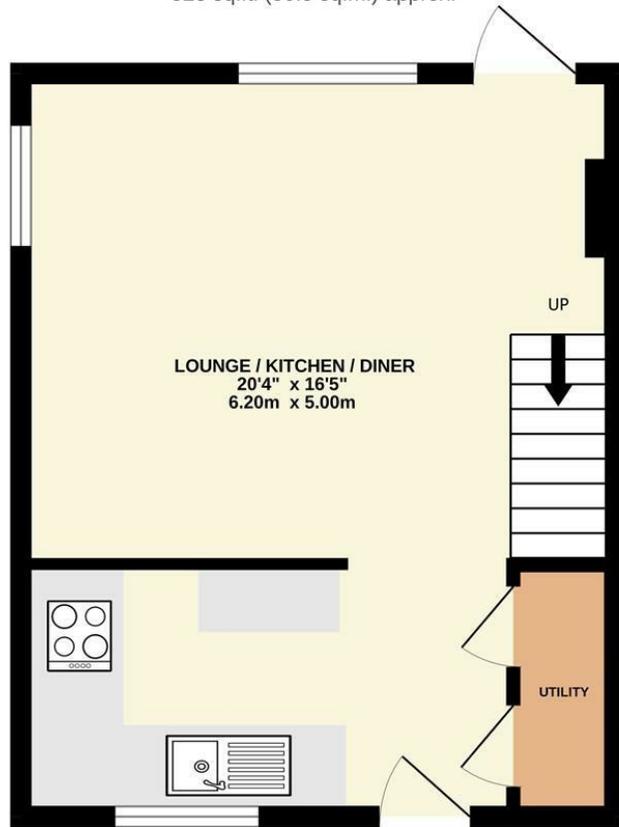




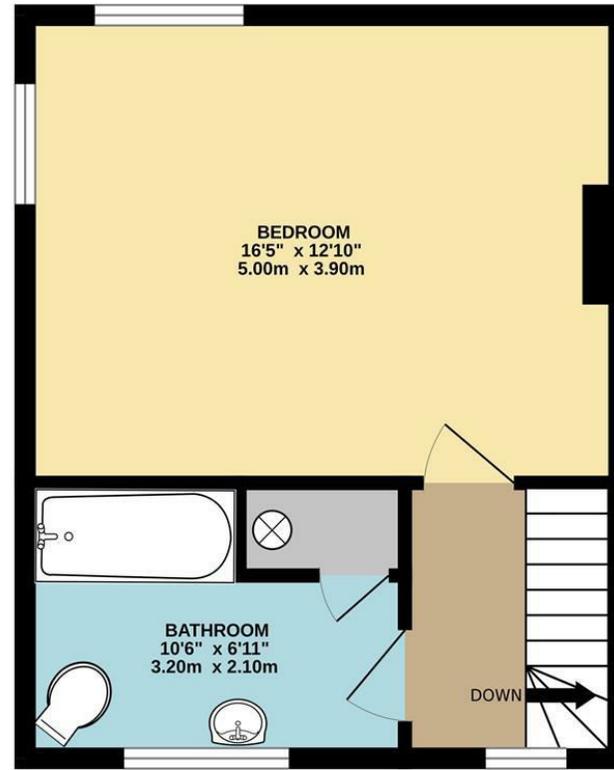
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GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



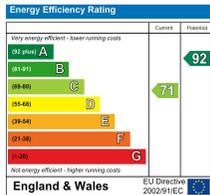
1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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: C



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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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