



Rea Barn Close, Brixham, TQ5 9EA



£290,000 Freehold



Situated in a highly desirable residential area of Brixham, this spacious **THREE BEDROOM** semi-detached home enjoys a peaceful position within a quiet cul-de-sac, whilst being conveniently close to local schools, shops, and everyday amenities.

Offering generous accommodation throughout, ample driveway parking, and delightful views across the town, this property presents a fantastic opportunity for buyers looking to create their ideal family home.

NO ONWARD CHAIN.

Upon entering the property, you are welcomed by a practical porch area, providing useful space for coats, shoes, and everyday storage. The ground floor accommodation is both versatile and spacious, comprising a convenient cloakroom with WC and wash basin, a ground-floor bedroom, and a large living and dining area that provides an excellent space for relaxing and entertaining. Patio doors lead directly out to the garden, allowing plenty of natural light to flow through the home.

The kitchen is of a good size, offering excellent potential for modernisation and personalisation. Adjacent to the kitchen is a conservatory, which also enjoys direct access to the garden and provides an additional reception area to enjoy throughout the year.

The first floor continues to impress with three further generously sized bedrooms, making the property ideal for growing families or those requiring additional space for guests or home working. A practical wet room serves the upper floor, alongside a separate WC with wash basin for added convenience.

Outside, the property benefits from a sunny garden, thoughtfully designed with paved areas that are perfect for outdoor dining and relaxation. Attractive flower beds add colour and character, while a charming water feature creates a peaceful setting. The garden enjoys glimpses of the surrounding townscape, while from the first floor there are extended views across Brixham towards St Mary's Church, creating a wonderful outlook to be enjoyed year-round.

Although the property would benefit from a degree of refurbishment and updating, it offers enormous potential for buyers seeking a home they can tailor to their own tastes and requirements. With its sought-after location, spacious accommodation, lovely garden, driveway parking, and attractive views, this is a rare opportunity to acquire a family home with tremendous potential in one of Brixham's most desirable areas.





Total area: approx. 120.2 sq. metres (1294.0 sq. feet)

This floorplan is for illustration purposes. Measurements, locations of doors, windows etc are approximate and no responsibility is taken for errors or omissions.
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING:

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website suggests broadband and mobile coverage is available.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.