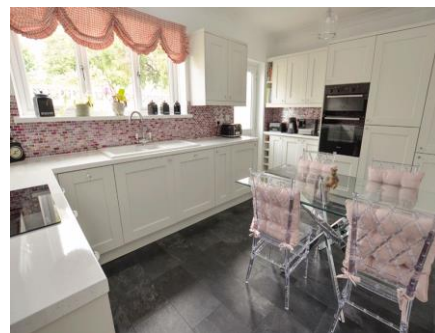


## Rea Drive, Brixham, TQ5 9SS



Tucked away at the head of a cul de sac through double gates, this **DETACHED BUNGALOW** with its two garages and additional building along with lots of parking has lots to offer! The bungalow itself is beautifully presented and provides two double bedrooms, bathroom/w.c. lounge and super fully fitted kitchen/dining room which was replaced in 2021. Gas fired central heating is installed along with double glazing.

Unusually this property has the benefit of a large parking forecourt, two single garages and further building that is currently used as a games room/den, this room could suit many uses as perhaps home office, workshop or variety of other uses. The property and buildings would be ideal for a car/bike enthusiast!

Rea Drive is located at the end of Great Rea Road and is within easy walking distance of the town centre, harbour and marina, the local bus service also runs into the town centre. A Co-Op convenience store is just a short stroll away on Great Rea Road.

### £310,000 Freehold

Double glazed entrance door opens to:

### ENTRANCE HALL

Wood effect flooring. Radiator. Loft access hatch. Doors to all principle rooms.

### LOUNGE

**17' 4" x 9' 10" (5.28m x 2.99m)**

Double glazed window to front. Radiator.

### KITCHEN/DINING ROOM

**14' 7" x 9' 10" (4.44m x 2.99m)**

A beautifully fitted kitchen which was installed in 2021, comprising good range of wall and base cupboards, complimentary working surfaces with inset ceramic one and a quarter bowl sink and drainer with mixer tap over. Attractive mosaic tiled splash backs surrounding. Integral dishwasher, washing machine and fridge/freezer. Built in electric double oven/grill and halogen hob. Radiator. Double glazed window and door opening to the rear garden. Ample space for dining table and chairs.

### BEDROOM 1

**11' 9" x 11' 7" (3.58m x 3.53m)**

Double glazed window to rear aspect. Radiator. Wood effect flooring.

### BEDROOM 2

**11' 9" x 8' 1" (3.58m x 2.46m)**

Double glazed window to front. Wood effect flooring. Radiator.

### BATHROOM/W.C.

White suite comprising: shower bath with curved shower screen, mixer tap with shower attachment over. Close coupled W.C. and pedestal wash basin with fitted cupboard with mirror over. Tiled floor and surrounds. Radiator. Obscure double glazed window to rear.

### OUTSIDE

Double gates open from Rea Drive to a large forecourt offering ample parking space for vehicles etc. opposite the bungalow are garages and outbuilding as follows:

### GARAGE 1 15' 8" x 8' 2" (4.77m x 2.49m)

Up and over door to front. Light and power point. Walk through space to:

### GARAGE 2 15' 8" x 8' 2" (4.77m x 2.49m)

Up and over door to front. Light and power point.

### GAMES ROOM/BAR 15' 0" x 16' 1" (4.57m x 4.90m)

A very useful room that could be of many uses, such as home office, workshop or hobby room, it is currently used as games room and bar, the bar itself is being included in the sale.

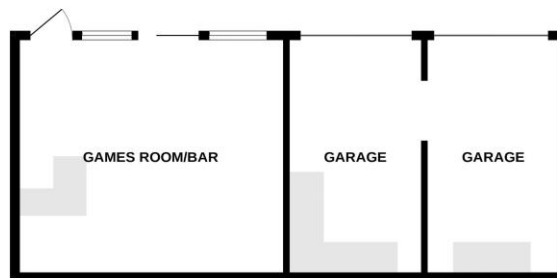
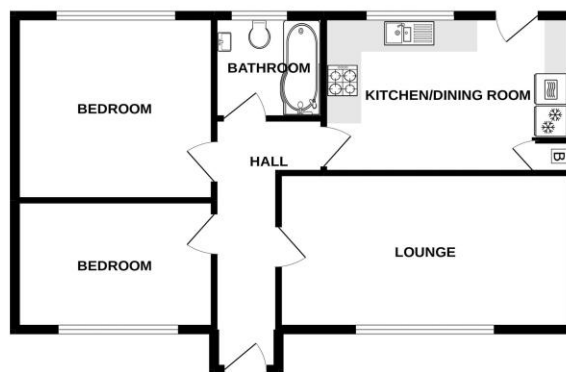
### REAR GARDEN

An easy to maintain walled rear garden which has pathways both ends to the front. The garden is mainly laid to lawn with a decked seating area to one end.

### COUNCIL TAX BAND C

### ENERGY RATING C

GROUND FLOOR  
107.5 sq.m. (1157 sq.ft.) approx.



TOTAL FLOOR AREA: 107.5 sq.m. (1157 sq.ft.) approx.  
Made with Metropix 12/2022



### 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.

Ref B0001531 Written by: R.C