



16 Garlic Rea, Brixham, TQ5 9TZ
Freehold House - End Terrace
Asking Price £450,000

boycebrixham
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Tucked away on the seaward side of Garlic Rea, this charming three-bedroom end-of-terrace house in Brixham offers an exceptional combination of space, character and location. Occupying a substantial corner plot, the property enjoys sweeping views over the harbour, town and out to sea, while also providing that all-important advantage of generous parking provisions with a large detached garage and expansive gated parking area.

The house welcomes you through an entrance porch into a warm and characterful lounge, where a feature stone wall and exposed ceiling beams create the feel of a traditional cottage. This flows openly into a bright dual-aspect dining room, offering a versatile family space, and on again into a well-appointed kitchen with ample cupboard and worktop space. Completing the ground floor is a sizeable family bathroom, further storage and rear access to the outside.

Upstairs, the first floor offers two bedrooms and a second family bathroom. The larger front bedroom enjoys a commanding outlook across the inner harbour and Torbay from its box-bay window, complemented by built-in storage. To the rear, a smaller yet versatile bedroom offers direct access to a raised sun terrace above the kitchen – a lovely private spot to sit out and take in the surroundings. The bathroom on this level features a corner bath with a matching white suite.

The second floor is home to the impressive master bedroom, a spacious retreat with a triple aspect and sliding doors that open onto a private balcony. From here, the uninterrupted panorama stretches across Brixham, over the inner harbour and out across Torbay, a truly breathtaking outlook that takes in spectacular sunsets. An adjacent WC gives this level the feeling of a self-contained master suite.

Outside, the property offers multiple areas of outside space including a rear courtyard, a generous side garden and the raised roof terrace. The gardens, whilst in need of some attention, provide private and tranquil areas that also enjoy sea and harbour views. The standout feature, however, is the unusually large private parking area accessed via metal gates from Great Rea Road. Fully laid with block paving, it offers space for several vehicles, a boat or motorhome, and even holds potential as a separate building plot or rentable parking for local residents. A substantial double garage with courtesy access completes the offering.

While well maintained over the years, the property would benefit from a programme of updating, giving the next owner the opportunity to put their own stamp on what is already a remarkable home. With UPVC double glazing, gas central heating and no onward chain, this property represents a rare chance to acquire a home with exceptional views, versatile accommodation and unrivalled parking in a superbly convenient location.

Council Tax Band: D



- Superb Harbour, Town & Bay Views
- Spacious Living Accommodation
- Sun Terrace, Courtyard & Garden
- Super Rare Parking Area & Double Garage

- Characterful 3-Bed End Terrace
- Master With Balcony & Panorama
- Two Bathrooms + Separate WC
- Offered With No Onward Chain



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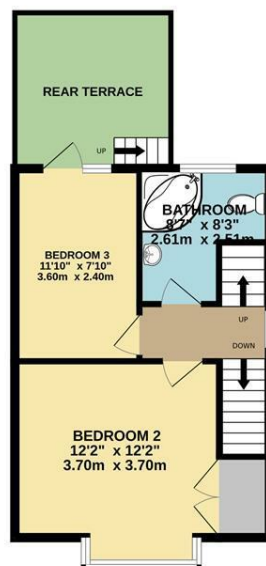
GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



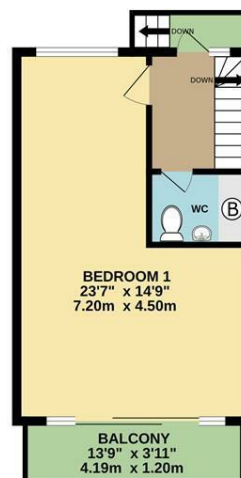
TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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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1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



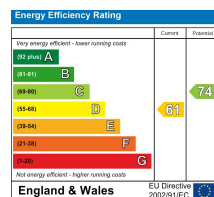
2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



OUTSIDE
258 sq.ft. (24.0 sq.m.) approx.



Current EPC Rating: D



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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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