



63 Rea Barn Road, Brixham, TQ5 9ED
Freehold House - Semi-Detached
£299,000

boycebrixham
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Nestled at the top of Rea Barn Road in a sought-after part of Brixham, this well-established three-bedroom semi-detached house offers a rare opportunity to purchase a property bursting with character, potential, and charm—set directly opposite Brixham Rugby Club.

Occupying a lovely level plot, the home sits proudly behind a pretty and well-maintained frontage, which also presents scope for additional off-road parking, if desired. A traditional layout awaits inside, brimming with original character features, making this a perfect choice for those seeking a home with warmth, soul, and the potential to make it their own.

The ground floor accommodation is generous and versatile, featuring a bright bay-fronted lounge to the front—ideal for relaxing or entertaining. Centrally positioned is a spacious dining room, leading to an extended kitchen/breakfast room at the rear, which opens out to the garden—creating a sociable and practical space for modern family living.

Upstairs, the property continues with its traditional three-bedroom layout, comprising two large double bedrooms and a generously sized single bedroom, larger than typically found in similar homes. The accommodation is serviced by a clean and tidy family bathroom with a classic white suite.

One of the standout features of this property is the lengthy, level rear garden, mostly laid to lawn and offering a peaceful and private outdoor retreat—perfect for children, pets, or keen gardeners, with plenty of space to landscape or personalise.

A long private driveway provides ample off-road parking, leading to a substantial garage/store—ideal for storage, workshop use, or even conversion (subject to consents).

While the home has been a cherished family residence for many years, it now presents a fantastic modernisation opportunity—including the potential for a new heating system—to create a stylish and updated home to suit your personal taste. Benefits include UPVC double glazing throughout and the convenience of being sold with no onward chain.

Council Tax Band: C



- Charming Semi Detached House
- Three Good Sized Bedrooms
- Fantastic Level Rear Garden
- Offered With No Onward Chain

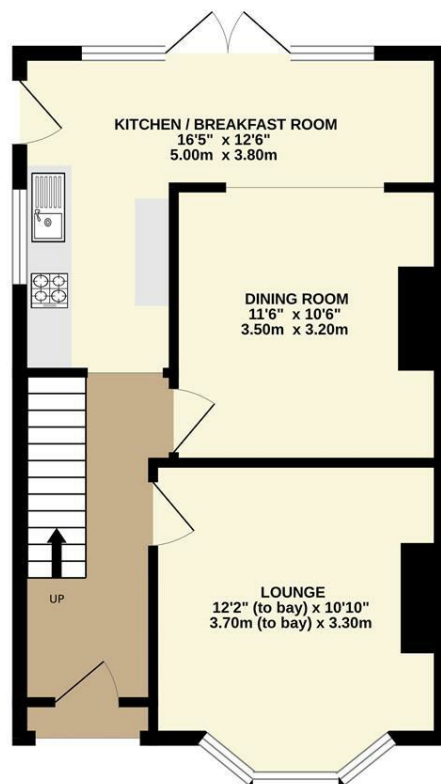
- Excellent Brixham Location
- Scope For General Improvement
- Ample Off Road Parking
- Set In A Highly Regarded Location



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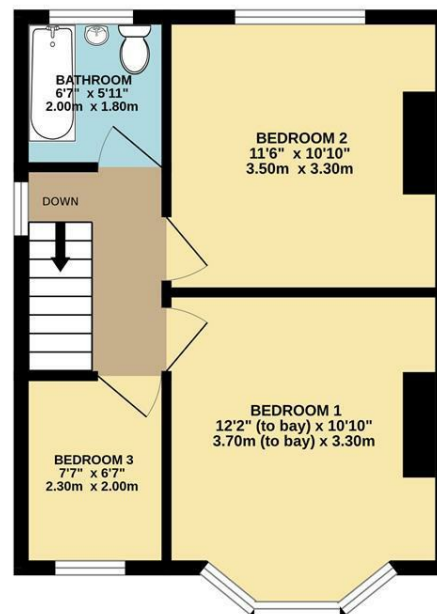
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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
357 sq.ft. (33.2 sq.m.) approx.



OUTSIDE
104 sq.ft. (9.6 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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