**Lower Rea Road, Brixham, Devon, TQ5 9UD**
**Freehold Bungalow - Detached**
**£450,000**

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A spacious detached dormer bungalow located in an ideal area for all that Brixham has to offer including the harbour and Marina which are just below where the property is positioned above the harbour bowl. The upper floor especially enjoys good views across Torbay and out to sea and offers good further scope to do more with incorporating a rear dormer.

The area is very popular for both families and retired alike, the area is level and has a connecting bus service at the end of Lower Rea. On the road adjacent there is a very handy Co-Op which offers a good selection of every day essentials. The area is also highly regarded not just because of its close proximity to the action but because it enjoys a more tranquil setting. The school catchment area is superb and all within a 5 minute walk you can find education from nursery all the way up to 6th form. There is also a local football and rugby club within a 5 minute walk and the indoor swimming pool and leisure centre are closer still.

The accommodation is very spacious with a good size square lounge that has a unusual square bay window constructed with interesting corner windows. The kitchen is very spacious and gives access to a sizeable utility and the integral garage area. The family bathroom, master bedroom and dining room/ bedroom 4 can also be found on the ground floor. A good size staircase rises to the first floor giving access to two further double bedrooms that enjoy magnificent sea views. The property has a good size front garden, off road parking and a decent size secluded South West facing rear garden.

**Council Tax Band: E**
**Map reference: F2**

3 1 2

- 3/ 4 Bedrooms
- Spacious Square Lounge
- Good Size Kitchen & Sep Utility
- South West Facing Rear Garden
- Off Road Parking
- Useful Workshop/ Store
- Great Location
- Chain Free

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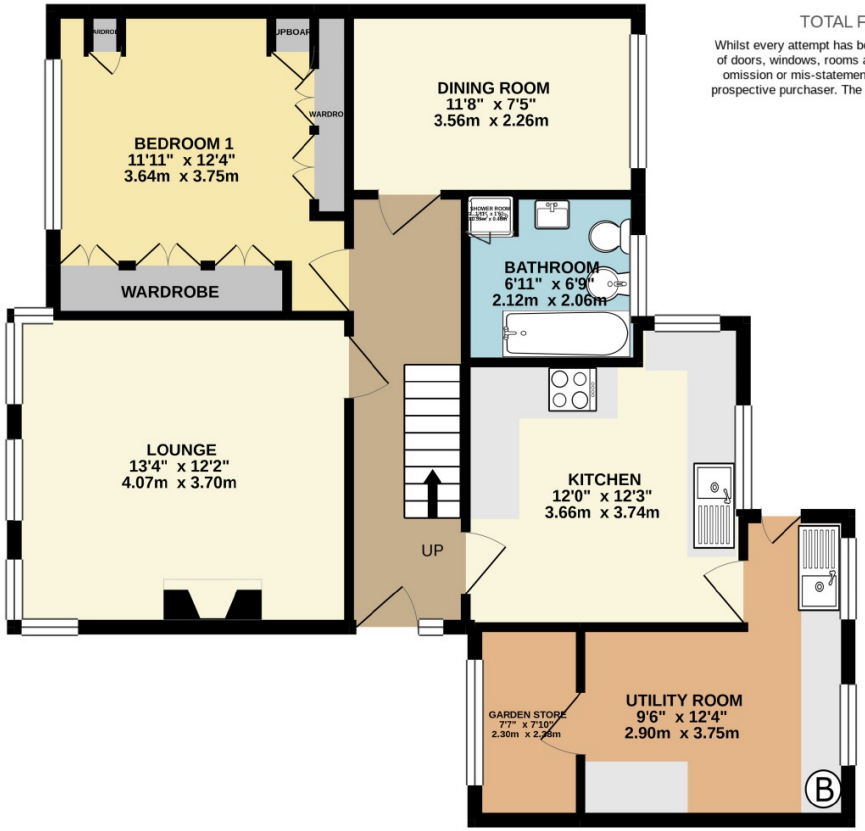
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.




TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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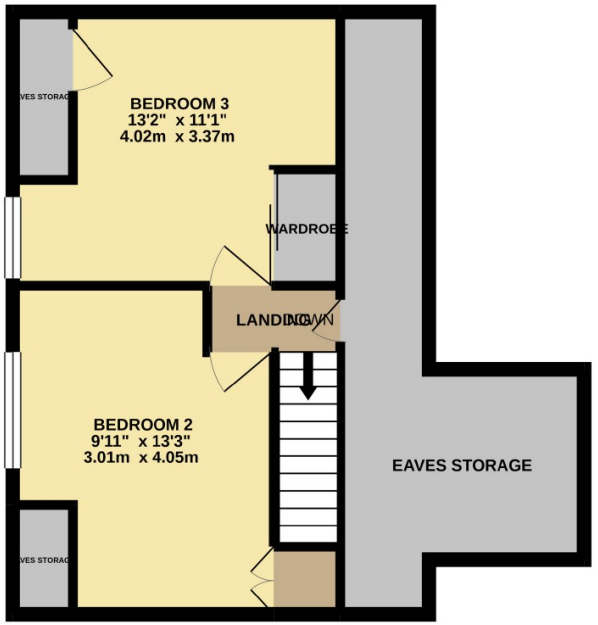
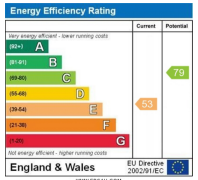
1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.




**Current EPC Rating: E**

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