



11 Cumber Drive, Brixham, TQ5 8RR
Freehold House - Terraced
£260,000

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Situated in a very quiet and favoured residential location with easy access to various local amenities, the bus service and the breathtaking coastal and woodland walks at Battery Gardens. The Harbour and town centre are all approximately half-a-mile away, within a quarter-of-a-mile there are shops nearby at Pillar Avenue including a Costcutter mini supermarket with sub butchers, newsagent's, hairdressing salon and handyman store, a local Pub at The Trawler and access to Brixham Cricket Club.

11 Cumber Drive is a very well appointed property that offers a lot. This fabulous link-attached home opens to a spacious entrance porch, with a convenient downstairs WC just off. Through to a generously sized lounge/dining room - a real 'hub' of the home which is light-and-bright, has a big storage cupboard and large sliding doors out to fabulous conservatory overlooking the rear garden. The kitchen is set to the front of the ground floor, overlooking the open frontage, and is a modern, 'U'-shaped space, adorned with timber-effect worktops and contemporary white cupboards offering plenty of usable storage.

Upstairs are three good size, light-and-bright bedrooms, with two excellent doubles (both enjoying built-in wardrobes) and a well presented single, which could double up as an ideal home office, overlooking the large rear garden. The first floor is serviced with a modern shower room, complete with a three-piece shower suite and a useful airing cupboard (housing the hot water tank).

Outside the property really sings - a super sunny South-Facing rear garden, gently terraced over a couple of levels and mostly laid to composite decking with some well considered shrubs and planters providing plenty of colour. There is a useful garden shed included in the sale. The rear space is very private and enjoys a super open aspect over the glade of Penpethy and Vicarage. To the front, there is ample driveway parking for two cars ahead of a pretty and secluded frontage.

The property benefits from UPVC double glazing throughout and is powered solely by electricity throughout. We are pleased to offer this wonderful family home with no onward chain. It's presented in good, well maintained condition, whilst leaving scope for a new owner to add their personal stamp.

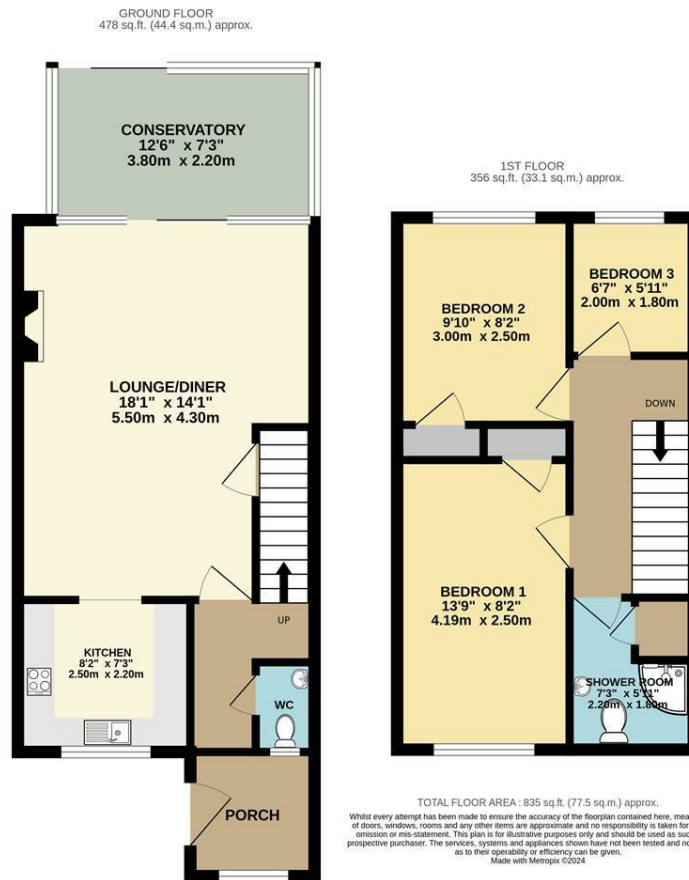
Council Tax Band: B



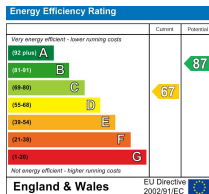
- Three Bedroom Family Home
- Modern, Light-And-Bright Kitchen
- Plenty Of Driveway Parking
- UPVC Double Glazing & Electric Heating
- Offering Good Sized Living Space
- Sunny South Facing Rear Garden
- Lounge/Diner + Conservatory
- Offered With No Onward Chain







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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