

Cumber Close, Brixham, TQ5 8RP



This **TWO BEDROOM LINKED BUNGALOW** is located in a tucked away spot on Cumber Close and is being offered for sale with **NO ONWARD CHAIN**. On entering you will find some very useful storage cupboards in the Porch which leads through to a Lobby with ample space for coats and shoes. The bright spacious Living Room has ample space for both seating and dining areas and there is a compact Kitchen. A practical Wet Room has space for a washing machine and the two Bedrooms are situated to the rear of the bungalow - one Room having a built-in wardrobe. Across the back of the property is a glazed Conservatory. The gardens are landscaped for ease of maintenance. There is double glazing and electric heating. A particular feature is the **GARAGE** located in a nearby block. Cumber Close enjoys a level position with the local shops at Pillar Avenue within easy walking distance. The town centre can be reached on foot via the nearby footpath which in part follows the route of the former railway. An easily run home in a convenient location.

£245,000 Freehold

ENTRANCE LOBBY

with UPVC framed double glazed door and window to side. Very useful storage cupboard with electric meter. Glazed door to ...

LOBBY

with ample space for storing coats and shoes. Glazed door to ...

SPACIOUS LIVING ROOM 17' 1" maximum x 15' 6" (5.20m x 4.72m) A spacious room with ample space for dining and sitting areas. UPVC framed double glazed window overlooking front. Night storage heater. Wall mounted black contemporary electric fire. Door to

INNER HALL

Night storage heater. Hatch to loft void. Storage cupboard.

KITCHEN 7' 10" x 6' 7" (2.39m x 2.01m)

White faced wall and base units with white working surface. Inset stainless steel sink. Space for electric cooker with cooker hood over. Velux style rooflight. Wood effect laminate flooring.

BEDROOM 1 12' 8" maximum x 8' 9" (3.86m x 2.66m) Built-in wardrobe. Night storage heater. UPVC framed double glazed window and door to Conservatory.

BEDROOM 2 12' 7" x 6' 0" (3.83m x 1.83m) UPVC framed double glazed window to rear.

WET ROOM

White pedestal washbasin and low flush W.C. Mira electric shower. White marble effect wall tiling with blue border tile. Velux type skylight. Built-in storage/linen cupboard with space below for washing machine.

CONSERVATORY 15' 2" x 5' 5" (4.62m x 1.65m) with glass roof. UPVC framed double glazed sliding door to garden.

OUTSIDE

FRONT GARDEN

with pedestrian approach path. Landscaped for ease of maintenance with border laid to pebbles with inset shrub. Paved area.

ENCLOSED REAR GARDEN

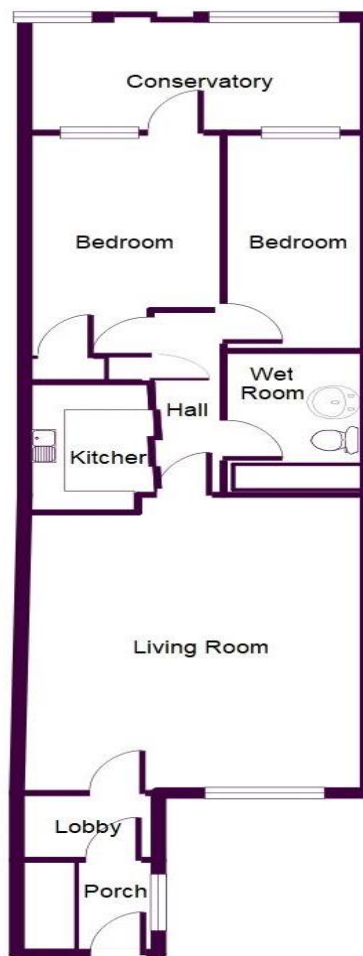
primarily laid to gravel with inset shrubs. Timber Garden Shed.

GARAGE 16' 4" x 8' 10" (4.97m x 2.69m)

located in nearby block. Up-and-over door.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE BAND: D



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.

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