

## Cumber Drive, Brixham, TQ5 8RW



A deceptively spacious **THREE BEDROOM LINKED BUNGALOW** located in a level position in the favoured Furzeham side of Brixham, within walking distance of the local bus service and shopping parade which is nearby at Pillar Avenue. Brixham town centre with its array of shops, cafes and restaurants along with busy harbour and pretty marina is approximately 1.5 miles distant. Rarely available in this road, the bungalow has three bedrooms with a garage adjoined with ample driveway parking, the accommodation offers a generous lounge/dining room which enjoys an outlook over the rear garden, fitted modern white kitchen and shower room/w.c. along with three bedrooms as mentioned. The rear garden is also a good size and enjoys good privacy and a sunny South West aspect. Double glazing is installed along with electric heating. For sale with **NO ONWARD CHAIN**.

**£275,000 Freehold**

Double glazed entrance door opens to:

### ENTRANCE HALL

Meter cupboard. Loft access hatch. Large airing/linen cupboard with factory lagged hot water cylinder to the rear. Telephone point. Dimplex electric heater.

### LOUNGE/DINING ROOM 19' 7" x 14' 11" (5.96m x 4.54m) 'L shaped room. Maximum overall dimensions.

Double glazed door and windows to both sides overlooking the rear garden. Dimplex electric heater. Telephone point.

### KITCHEN 12' 10" x 5' 6" (3.91m x 1.68m)

Range of white faced wall and base cupboards with contrasting working surfaces and inset one and a quarter bowl stainless steel sink and drainer with mixer tap over. Built in electric oven and four ring induction hob with cooker hood over. Velux roof window.

**BEDROOM 1 10' 9" x 9' 11" (3.27m x 3.02m)** Double glazed window to front. Built in wardrobe/cupboard. Electric heater.

**BEDROOM 2 10' 9" x 9' 0" (3.27m x 2.74m)** Double glazed window to rear. Dimplex electric heater.

**BEDROOM 3 11' 0" x 6' 5" (3.35m x 1.95m)** Window opening to porch. Electric heater.

### SHOWER ROOM/W.C.

Comprising double length shower tray with curved glass shower screen and Triton electric shower over. Pedestal wash basin and low level W.C. Tiled walls. Dimplex heater. Velux window.

### OUTSIDE

#### FRONT

Brick paved driveway and hard standing leading to:

#### ATTACHED GARAGE 17' 0" x 9' 0" (5.18m x 2.74m)

Up and over door to front.

#### REAR GARDEN

Enclosed rear garden with two decked seating areas and lawn with flowerbeds, shrubs and lavender bushes.

### PROPERTY INFO

The property has recently had a new roof valley installed along with a new rainwater soak away.

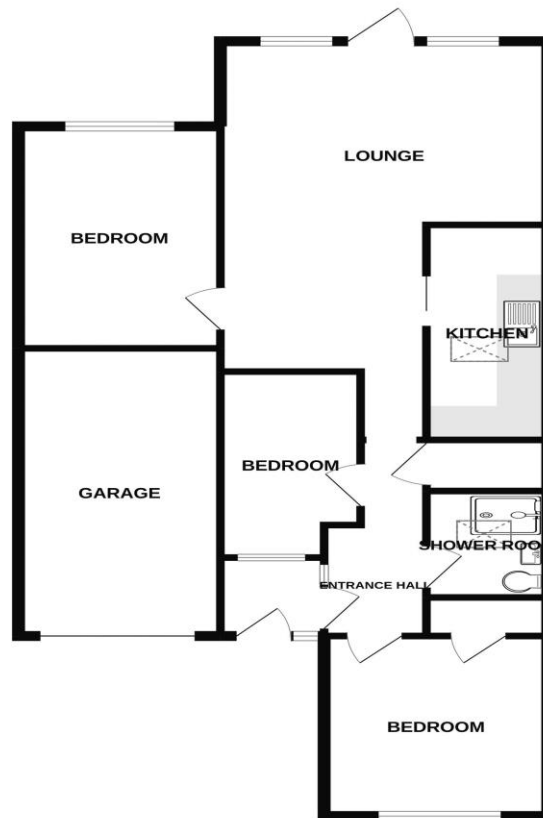
### AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

### COUNCIL TAX BAND B

### ENERGY RATING E

GROUND FLOOR  
85.8 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (924 sq.ft.) approx.  
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### 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.

Ref B0001557 Written by: R.C