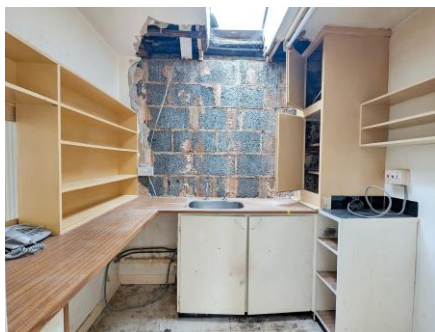


57 Cumber Drive, Brixham, TQ5 8RW



OPEN HOUSE EVENTS Wednesday 16th April 10:30 - 12:00, Thursday 24th 16:00 - 17:00, Saturday 26th 9:15 - 10:15 No appointment needed.

57 Cumber Drive, Brixham, Auction Guide Price £90,000 - £100,000 Plus fees. **FOR SALE BY AUCTION ON 1ST MAY 2025.** The property is to be offered online by Clive Emson Auctioneers. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk.

Located on the ever popular Cumber Drive, this **TWO BEDROOM TERRACED BUNGALOW** is in need of complete refurbishment throughout. A real benefit of the property is the single garage accessed off Cumber Close with pedestrian access to the back garden. Internally, the property provides a spacious lounge / dining room, kitchen, bathroom, two bedrooms and a lean to conservatory to the rear. The garden area to the front could be utilised for parking subject to any necessary consent.

Auction Guide Price £90,000 Freehold

ENTRANCE HALL

Upvc front door. Store cupboard. Inner door to:

LOUNGE / DINNING ROOM 14' 10" x 16' 11"

(4.52m x 5.15m)

Upvc window to front.

INNER HALL

Loft hatch. Cupboard.

KITCHEN 7' 7" x 6' 7" (2.31m x 2.01m)

A range of wall and base units. Stainless steel sink.

BATHROOM 6' 1" x 8' 4" (1.85m x 2.54m)

Bath. Pedestal wash basin. Low level W.C.

BEDROOM 1 12' 7" x 8' 8" (3.83m x 2.64m)

Built in wardrobes. Window and door to rear accessing conservatory.

BEDROOM 2 12' 6" x 5' 11" (3.81m x 1.80m)

Window to rear into conservatory.

LEAN TO CONSERVATORY 14' 6" x 5' 11"

(4.42m x 1.80m) Door to rear.

BACK GARDEN

Enclosed garden. Steps down to garage.

SINGLE LOCK UP GARAGE

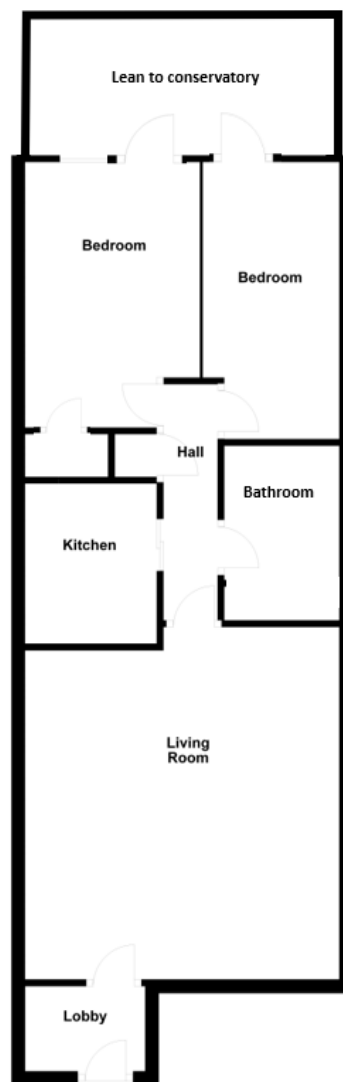
Up and over door. Pedestrian access to rear.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

AGENTS NOTES:

We are unsure if there is an internet connection to the property, however broadband is available in the area.
The property is on mains water, drainage and electric.
There is no gas supply to the property or available in the road.



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 B002041 Written by: Bill Bye