



Cumberland Green, Brixham, TQ5 8RL



## £239,950 Freehold



Situated in a highly regarded residential location, this beautifully presented **TWO BEDROOM END OF TERRACE BUNGALOW** offers comfortable and low-maintenance living, with the added benefit of an off road **PARKING SPACE**, as well as **SINGLE GARAGE** and is one of the only bungalows on this road to have a **MAINS GAS CONNECTION**, making it an ideal purchase for those seeking retirement, downsizing, or simply an easy-to-manage home in a desirable coastal setting.

The property enjoys an attractive approach, with gated access and pathway leading from Northfields Lane through a generous front garden, laid mainly to lawn with established borders and a delightful shaded patio seating area perfect for relaxing during warm summer days. In addition, the current owner has enhanced the property with a smart brick-paved parking space conveniently positioned beside the bungalow, close to the front entrance where there is also an outside water tap.

Internally, the accommodation is both practical and well presented throughout. An entrance porch opens into a welcoming hallway, where a useful walk-in storage cupboard provides excellent shelving and storage space, whilst also housing the gas-fired boiler supplying the central heating and hot water system.

The heart of the home is undoubtedly the impressive open-plan living and dining area, a wonderfully bright and airy space enhanced by floor-to-ceiling glazing and patio doors to the rear. These open directly onto the garden and make the most of the property's enviable sunny southerly aspect, flooding the room with natural light throughout the day and creating an inviting atmosphere ideal for both relaxing and entertaining.

Adjoining the living area is a contemporary fitted kitchen, finished in a stylish grey tone and offering an excellent range of cupboards and generous worktop space. The kitchen is well-equipped with a built-in Neff slide & hide oven, Zanussi microwave, induction hob, wood-effect work surfaces, and inset stainless steel sink with drainer. There is also designated space for a washing machine and fridge/freezer.

The bungalow benefits from two bedrooms, with the principal bedroom positioned to the front of the property and featuring a built-in double wardrobe, along with additional freestanding wardrobes available if desired by the purchaser. The second bedroom is currently arranged as a single bedroom with office area, offering versatility for guests, hobbies, or home working. Completing the internal accommodation is a modern and well-appointed shower room, fitted with a walk-in double shower, pedestal wash basin, and low-level W.C, all complemented by attractive tiled and panelled surrounds.

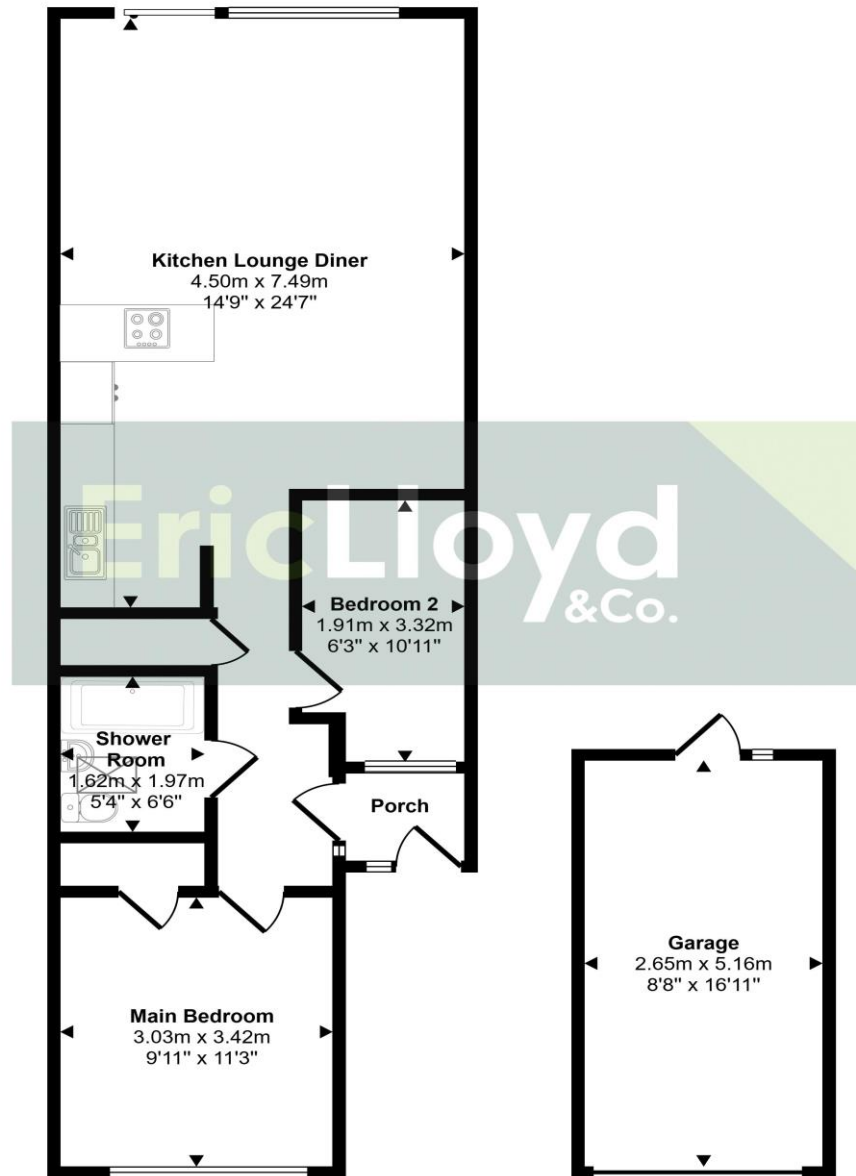
Externally, the rear garden enjoys a sunny south-facing orientation and has been landscaped for ease of maintenance. There is a paved seating area and raised flowerbeds extending beyond the workshop. The superb large workshop/store is complete with fitted workbenches and power points-ideal for DIY enthusiasts or additional storage needs. A particularly notable feature is the single garage, which directly adjoins the rear garden and benefits from rear access, light, power, storage units, and roller shutter door to the front. This rare setup offers both practicality and convenience, further complemented by the additional private parking space.

Altogether, this charming bungalow presents a fantastic opportunity to acquire a ready-to-move-into home with generous outside space, excellent parking, and flexible accommodation in a sought-after Brixham location.

Located within the popular Cumberland Green development in the charming fishing town of Brixham, the property is well placed for access to local amenities, nearby bus stops, and shops in the surrounding area all a level walk away. Brixham itself is renowned for its bustling harbour, independent shops, seafood restaurants, and attractive waterfront, while the wider area offers beautiful coastal walks, beaches, and access to the stunning South Devon coastline.



Approx Gross Internal Area  
74 sq m / 797 sq ft



**Floorplan**  
Approx 60 sq m / 650 sq ft

**Garage**  
Approx 14 sq m / 147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% /THREE 73% / o2 70%

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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