



Cumberland Green, Brixham, TQ5 8RL

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£235,000 Freehold

Situated in a quiet walkway position within a peaceful cul-de-sac setting, this **ONE BEDROOM TERRACED BUNGALOW** enjoys a highly convenient location just a stone's throw from Furzeham Green, with local shops and amenities available within easy walking distance at Pillar Avenue. A nearby bus stop on Northfields Lane provides regular connections into Brixham town centre, approximately one mile away, while ample on-street parking can be found close by.

This beautifully presented home has been the subject of a comprehensive refurbishment programme in recent years, creating a stylish and energy-efficient property ideally suited to first-time buyers, downsizers, or those seeking a low-maintenance coastal home. Notably, the property benefits from a recently installed roof complete with solar panels, alongside extensive insulation improvements, contributing to its impressive EPC B rating, running on efficient electric heating.

Entering through the front door, a practical entrance porch provides useful storage space for coats and shoes before opening into the heart of the home – a contemporary open-plan kitchen, dining and living area designed with modern living in mind. The kitchen features sleek anthracite units complemented by matt white worktops and is equipped with a Bosch pyrolytic oven, Bosch induction hob, and Cook & Lewis combination microwave oven. There is space for a washing machine and slimline dishwasher, along with a freestanding stainless steel fridge freezer. These freestanding appliances are available by separate negotiation. A breakfast bar provides additional workspace and casual dining options. The dining area is perfectly positioned beside a large picture window overlooking the front garden, creating a bright and welcoming space, while the living area offers ample room for comfortable furnishings and entertaining.

The stylish shower room has been finished to an exceptional standard, featuring premium wall panelling, a large shower enclosure with Mira electric shower, a contemporary vanity unit with solid stone worktop and basin, and a high-level WC.

To the rear, the spacious double bedroom benefits from built-in mirrored wardrobes and a sliding door leading directly into the conservatory, offering additional living space and a pleasant connection to the garden.

Outside, the front garden has been attractively landscaped to create a generous patio area and includes a high-security shed with power. The rear garden offers a secure storage shed, with a pathway and steps rising to a private, elevated seating area enjoying a sunny aspect – the perfect spot for relaxing or entertaining outdoors.



Approx Gross Internal Area
59 sq m / 633 sq ft



Floorplan

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: B

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on mains water, drainage and electric. There is no gas connection. The property is heated via modern electric heating. Solar panels are located on the roof. The Ofcom website indicated that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.