



Cumberland Green
BRIXHAM



Property Description

This one-bedroom bungalow combines a desirable location with excellent potential. With driveway parking, private gardens to both the front and rear, and a straightforward layout, it provides a solid foundation for improvement. Whether you are a first-time buyer looking to create your ideal home, a retiree seeking a manageable and peaceful property, or an investor searching for your next project, this bungalow is well worth considering.

Early viewing is highly recommended to fully appreciate the opportunity on offer. Properties in such quiet and convenient locations, particularly those with this level of potential and no onward chain, tend to attract strong interest. Act quickly to avoid missing out on what could be the perfect next step in your property journey.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

On Approach

As you approach the property, you are immediately welcomed by the convenience of driveway parking, providing off-road space for at least one vehicle. The frontage is further enhanced by newly installed fencing, adding a sense of definition and privacy to the home. The private front garden offers a pleasant space that could easily be landscaped to suit personal taste, whether that be a low-maintenance design or a more vibrant, planted area to enjoy throughout the seasons.

One of the standout features of this bungalow is the additional benefit of a private rear garden. This outdoor space provides a wonderful opportunity for relaxation, gardening, or entertaining guests. With the right vision, it could be transformed into a tranquil haven, ideal for enjoying warmer months or simply unwinding in a peaceful environment.

On Entrance

Stepping inside the property, you enter through a practical entrance porch, a useful space for storing coats and shoes while helping to keep the main living areas clean and clutter-free.

Principle Rooms

This leads directly into the lounge, which serves as the heart of the home. The lounge offers ample space for a variety of furniture arrangements, making it both comfortable and versatile. Whether you envision a cosy seating area, a dining corner, or even a small workspace, this room has the flexibility to accommodate your needs.

inner hallway that provides access to the remaining rooms. The layout is simple yet functional, ensuring ease of movement throughout the bungalow. The kitchen is positioned just off the hallway and, while in need of updating, offers a solid foundation for redesign. With the right improvements, this space could be transformed into a modern and efficient cooking area tailored to your lifestyle.

The double bedroom is generously proportioned and benefits from enough space to comfortably accommodate bedroom furniture, including wardrobes and additional storage. This room has the potential to become a restful and inviting sanctuary, perfect for relaxation at the end of the day.

Completing the internal accommodation is the shower room. Like much of the property, it would benefit from modernisation, giving buyers the chance to create a fresh and contemporary space that meets their preferences and standards.

Location

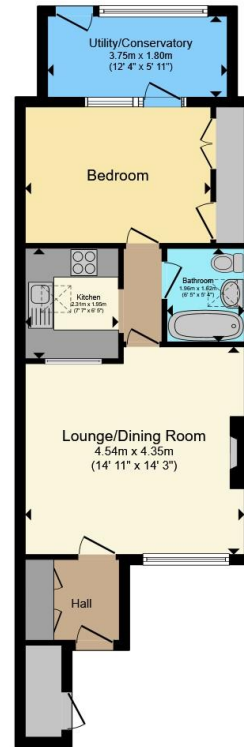
The location itself adds further appeal. Situated near the vibrant and historic fishing town of Brixham, residents can enjoy easy access to a range of local amenities, including shops, cafes, and coastal attractions. The surrounding area is known for its scenic beauty, making it ideal for those who appreciate seaside living and outdoor activities.

In summary, this one-bedroom bungalow combines a desirable location with excellent potential. With driveway parking, private gardens to both the front and rear, and a straightforward layout, it provides a solid foundation for improvement. Whether you are a first-time buyer looking to create your ideal home, a retiree seeking a manageable and peaceful property, or an investor searching for your next project, this bungalow is well worth considering.









Total floor area 55.1 m² (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN313419 - 0003