



Cumber Drive, Brixham, TQ5 8RR

EricLloyd
&Co.

www.ericlloyd.co.uk

£230,000 Freehold



A beautifully presented **TWO BEDROOM BUNGALOW**, which has been refurbished by the current owner, offering well-appointed accommodation, low-maintenance gardens and off-road parking. Offered for sale with no onward chain.

This attractive bungalow has been carefully updated by the current owner and is now presented in excellent condition throughout, providing a comfortable and easily managed home that is ready for immediate occupation. Situated in a popular residential area of Brixham, the property combines modern interiors with practical single-level living and pleasant enclosed garden.

Approached over a brick-paved hardstanding providing off-road parking, a pathway leads to the front garden and entrance door and seating area to the front, before opening into the particularly appealing open-plan living and dining area. This bright and versatile room offers ample space for both lounge and dining furniture and includes a useful storage/cloaks cupboard. A modern fire surround with electric fire provides an attractive focal point and there are French doors opening to the front seating area.

From the living area, the modern fitted kitchen is particularly well equipped, featuring a good range of cream-faced units complemented by contrasting work surfaces and an inset composite sink and drainer. Integrated AEG appliances include a fridge/freezer and dishwasher, together with an electric oven, induction hob and built-in microwave, creating a smart and practical kitchen suited to everyday living.

An inner hallway provides access to the bedrooms and bathroom. The good-sized bathroom has been fitted with a bath, separate double-size walk-in shower, pedestal washbasin and close-coupled W.C. this room is tiled and benefits from an electric heated towel rail.

Bedroom one, positioned to the rear of the property, is a good-sized double bedroom with fitted wardrobes extending along one wall and a window overlooking the rear garden.

Bedroom two is a useful single bedroom, again with a window and the added benefit of a door providing direct access to the garden.

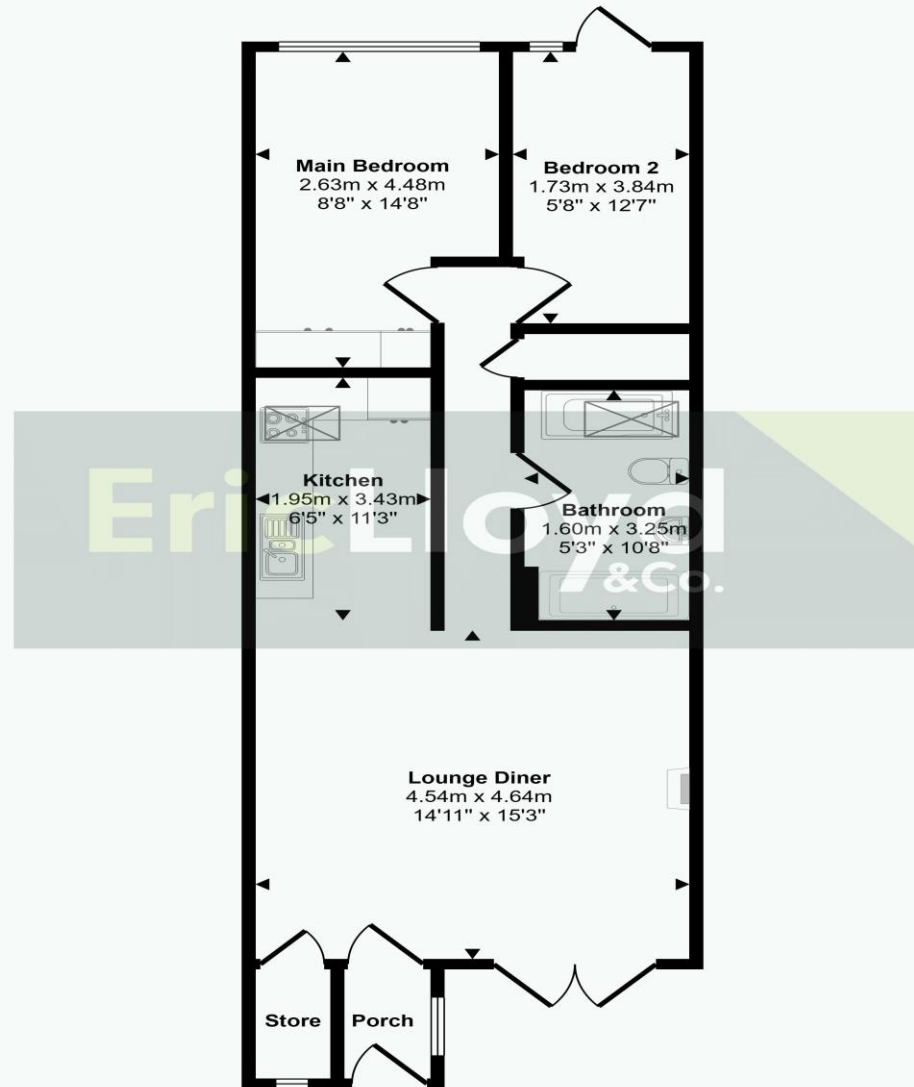
Outside, the enclosed rear garden has been landscaped with ease of maintenance in mind.

There is a timber-decked seating area, ideal for outdoor dining or simply enjoying the garden, together with two attractive flowerbeds. A plastic storage shed and water butts provide useful additional storage and practical garden facilities. Heating is by way of electric panel heaters. There is a storage cupboard in the hallway with a hot water tank for the hot water supply.

Cumber Drive is situated within a popular residential part of Brixham, with the surrounding area offering a range of everyday amenities and transport links. Local shops are available around Pillar Avenue, while bus services operate nearby with connections towards Brixham town centre. The town itself is approximately a mile away and is renowned for its picturesque harbour, marina, independent shops, cafés, restaurants and traditional fishing-town character. Furzeham Green and surrounding coastal walks also provide opportunities to enjoy the area's attractive scenery and outdoor spaces.



Approx Gross Internal Area
62 sq m / 664 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: D

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: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

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, Breadsands 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.