



9 Cumber Drive, Brixham, TQ5 8RR
Freehold House - Terraced
Asking Price £265,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated in a quiet residential cul-de-sac in the ever-popular coastal town of Brixham, this smart, spacious and beautifully presented family home offers light-filled accommodation ideal for modern living. Perfectly positioned with easy access to local schools, parks and the town centre, the property makes an excellent choice for families, first-time buyers or those seeking a well-located home in a sought-after area.

The property is well maintained throughout and benefits from PVCu double glazing and electric heating, ensuring comfort and efficiency year-round. Being offered for sale chain free, it provides a straightforward and appealing opportunity for prospective buyers looking to move quickly.

Internally, the accommodation is both practical and stylish. The ground floor includes a convenient downstairs WC and a contemporary fitted kitchen, thoughtfully designed with modern finishes and ample storage. The property flows beautifully into a generous lounge, a welcoming and versatile space ideal for both relaxing and entertaining.

One of the standout features of this home is the bright and sunny conservatory, which opens directly from the lounge. South-facing and filled with natural light, this additional living space offers the perfect spot for dining, working from home or simply enjoying views of the garden throughout the year.

Upstairs, the property offers two well-proportioned double bedrooms along with a comfortable single bedroom, ideal as a child's room, guest space or home office. These are served by a stylish contemporary bathroom, finished to a high standard and designed with modern living in mind.

Externally, the home continues to impress with an excellent-sized rear garden. A level lawn leads down to a decked seating area, creating a fantastic outdoor space for families, entertaining or enjoying the sunshine. To the front, there is the added benefit of off-road parking, completing this attractive and well-rounded home in one of Brixham's most desirable residential locations.

AGENT NOTE: Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that a vendor of this property is related to a Boyce Brixham employee.

Council Tax Band: B



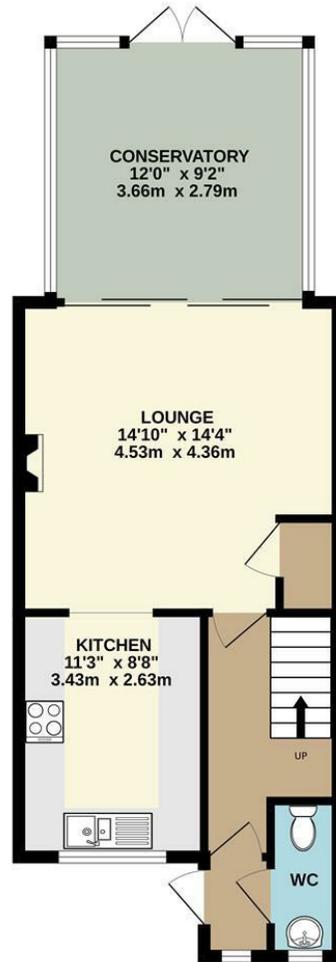
- 3 Bed Family Home
- Spacious Conservatory
- Off Road Parking

- Good Size Rear Garden
- Smart Living Room & Kitchen
- Chain Free



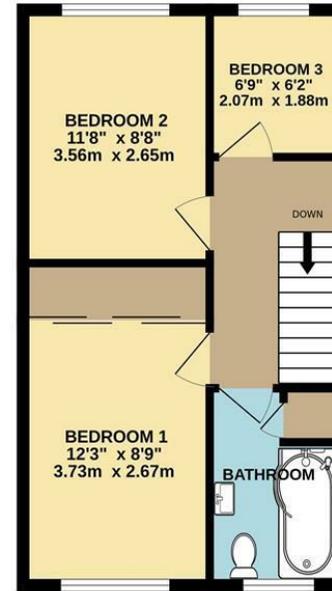
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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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