

## Cumber Close, Brixham, TQ5 8RP



Tucked away on the quiet walkway of Cumber Close, this **ONE BEDROOM BUNGALOW** is being offered for sale with **NO ONWARD CHAIN**. Cumber Close is a popular location with the local shops within walking distance at Pillar Close, along with a regular bus service passing by on North Fields Lane. The property itself provides good sized front and rear gardens, currently landscaped to create mix of patio areas and flower beds. Stepping inside, the entrance porch provides room for shoes and coats, this leads through to the galley style kitchen with wood effect worktops and ample space for appliances. The lounge features a large picture window overlooking the front garden, as well as central electric fire. A central hall benefits from an airing cupboard and separate store cupboard, this leads through to the bathroom with bath in tiled surround, basin and W.C. To the rear of the property is the bedroom, this flows through to the lean-to conservatory enjoying access and views into the back garden.

**£149,950 Freehold**

## ENTRANCE PORCH

Sliding Upvc door opens into porch. Space for shoes and coats. Inner Upvc door to:

## KITCHEN 11' 11" x 5' 10" (3.63m x 1.78m)

A range of wall and base units with wood effect worktops. Inset stainless steel sink with drainer. Space for electric oven. Space for under counter fridge / freezer. Cupboard housing electric meter.

## LOUNGE 13' 9" x 8' 9" (4.19m x 2.66m)

Central fireplace with electric fire. Picture window to front.

## INNER HALL

Airing cupboard with hot water tank. Further storage cupboard. Loft hatch.

## BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m)

Bath in tiled surround. Pedestal basin. Close coupled W.C. Freestanding electric heated towel rail. Window to rear.

## BEDROOM 12' 1" x 9' 3" (3.68m x 2.82m) at largest

Large window and door to rear conservatory.

## LEAN TO CONSERVATORY 7' 2" x 4' 4" (2.18m x 1.32m)

Sliding door to back garden. Window to side.

## OUTSIDE

### FRONT GARDEN

The property is accessed via a walkway. Good sized front garden with central path and surrounding flower beds and paved areas.

### BACK GARDEN

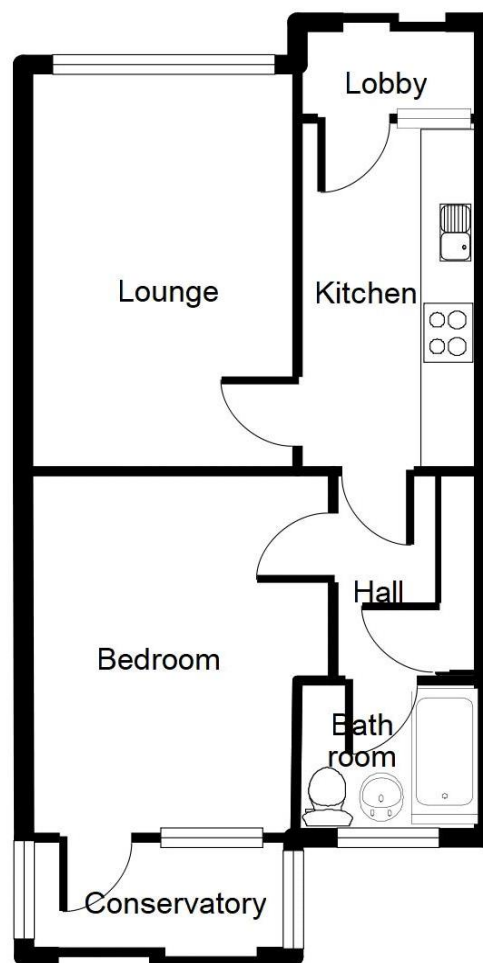
Mainly landscaped to create a patio area with border flower beds.

## COUNCIL TAX BAND: A

## ENERGY PERFORMANCE RATING: E

### AGENTS NOTES:

The property has a electric and water connection along with mains drains, however there is no mains gas available in this area. The ofcom website indicated that broadband and mobile phone reception is available at this address.



## LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B003008 Written by: Bill Bye