



83 Cumber Drive, Brixham, TQ5 8RW
Freehold Bungalow - Terrace
Asking Price £189,950

boycebrixham
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Situated at the desirable Northfields Lane end of Cumber Drive, this one-bedroom end-of-terrace bungalow offers an excellent opportunity to create a stylish and efficient home in one of Brixham's most popular residential areas, with a bus stop immediately to hand and a useful parade of shops around the corner. The property occupies a lovely level plot from front to back, with ample private driveway parking and plenty of additional on-street parking available nearby.

A generous entrance porch provides a welcoming first impression and offers plenty of space for coats, boots, and the reinstatement of a useful storage cupboard. From here, you enter the spacious living room, a bright and comfortable space featuring a large picture window overlooking the private front courtyard and fitted with modern, top-of-the-range Dimplex Quantum electric radiators for energy-efficient heating.

A small inner hallway leads through to the kitchen, bathroom and large double bedroom. Both the kitchen and bathroom are light and airy rooms now ready for full refurbishment, providing excellent scope for modernisation and the potential to open up the kitchen to the living area to create a more contemporary, open-plan layout. The double bedroom is a generous size, with space for built-in wardrobes and a large picture window enjoying views over the rear garden.

Outside, the property really comes into its own. The front courtyard provides a sunny and sociable spot to sit and watch the world go by, with the added benefit of a front store and a separate high-quality shed. The rear garden is another lovely, sunny space, private and low-maintenance being mostly laid to patio, and bordered by a pretty picket fence that opens onto a pleasant open green space beyond.

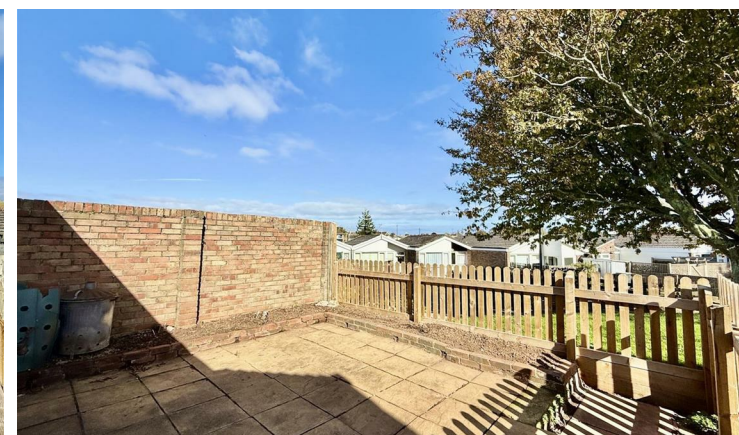
Whilst the bungalow would now benefit from cosmetic refurbishment throughout, it has already seen some key improvements including the installation of premium electric heating and solar panels to the roof (all installed after the current EPC assessment), making it both energy-efficient and low-maintenance. Offered with full vacant possession and no onward chain, this charming bungalow presents a wonderful opportunity for downsizers, first-time buyers, or those seeking a peaceful coastal home within easy reach of Brixham's amenities and harbour.

Council Tax Band: A

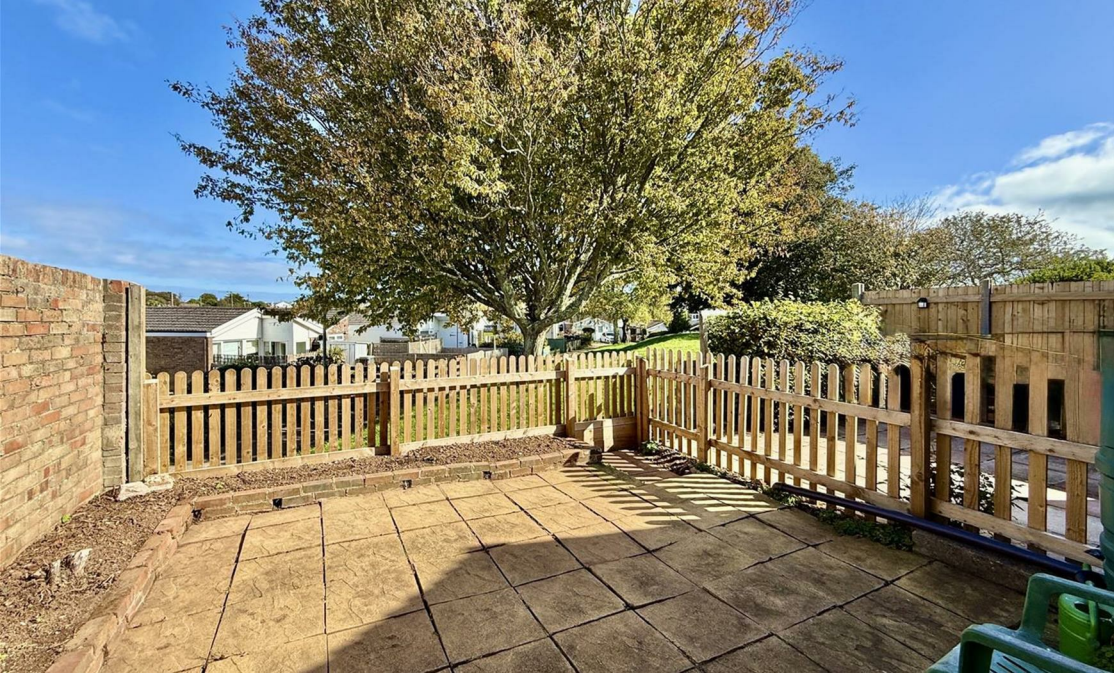


- One Bedroom Bungalow - Freehold
- In Need Of Refurbishment
- Ample Driveway Parking

- Popular Level Location
- Council Tax Band A
- Sunny, Private Rear Garden



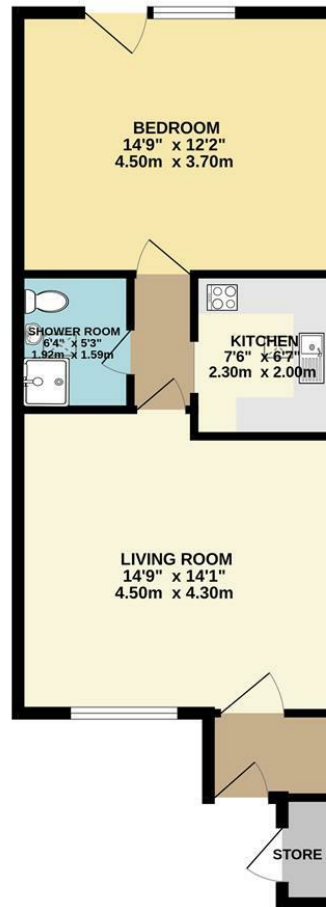
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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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Current EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E		49	
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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