



Cumber Drive, Brixham, TQ5 8RW

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£225,000 Freehold



Situated within the popular Cumber Drive area of Brixham, this well-presented **TWO BEDROOM BUNGALOW** occupies a particularly appealing flat and level plot, combining comfortable accommodation with excellent outdoor space and convenient access to local amenities. The property is ideally placed for the shops on Pillar Avenue, with a bus service passing nearby on North Fields Lane. Brixham town centre and its picturesque harbour are approximately one mile away, whilst the ever-popular Furzeham Green is also within easy walking distance. All with the added benefit of **NO ONWARD CHAIN**.

To the front of the property is a private driveway providing useful **OFF-ROAD PARKING**, alongside a covered patio seating area, ideal for enjoying the outdoors whatever the weather. There is also a bespoke bin store positioned beside the driveway, together with a further useful storage locker.

On entering the property, the handy front porch provides an excellent space for coats and shoes before opening into the impressive open-plan kitchen, dining and living room. A real focal point is the recently installed Wren kitchen, featuring stylish handleless gloss units and attractive marble-effect worktops. The kitchen is fitted with an integrated electric double oven and electric hob with cooker hood over, whilst a breakfast bar provides a useful space for casual dining. A Velux window brings additional natural light into the kitchen area, creating a bright and welcoming environment.

There is ample space within the open-plan room for both living and dining furniture, making this a sociable and versatile space well suited to modern everyday living. The central hallway leads from here to the two bedrooms and bathroom.

The bathroom is fitted with a bath with electric shower over, WC and wash basin, whilst a useful airing cupboard houses the hot water tank serving the bath and also provides plumbing for a washing machine.

Both bedrooms are positioned to the rear of the property and enjoy views over the back garden. The principal bedroom is a good-sized double with built-in wardrobes, whilst the second bedroom benefits from a useful UPVC door providing direct access to the rear garden.

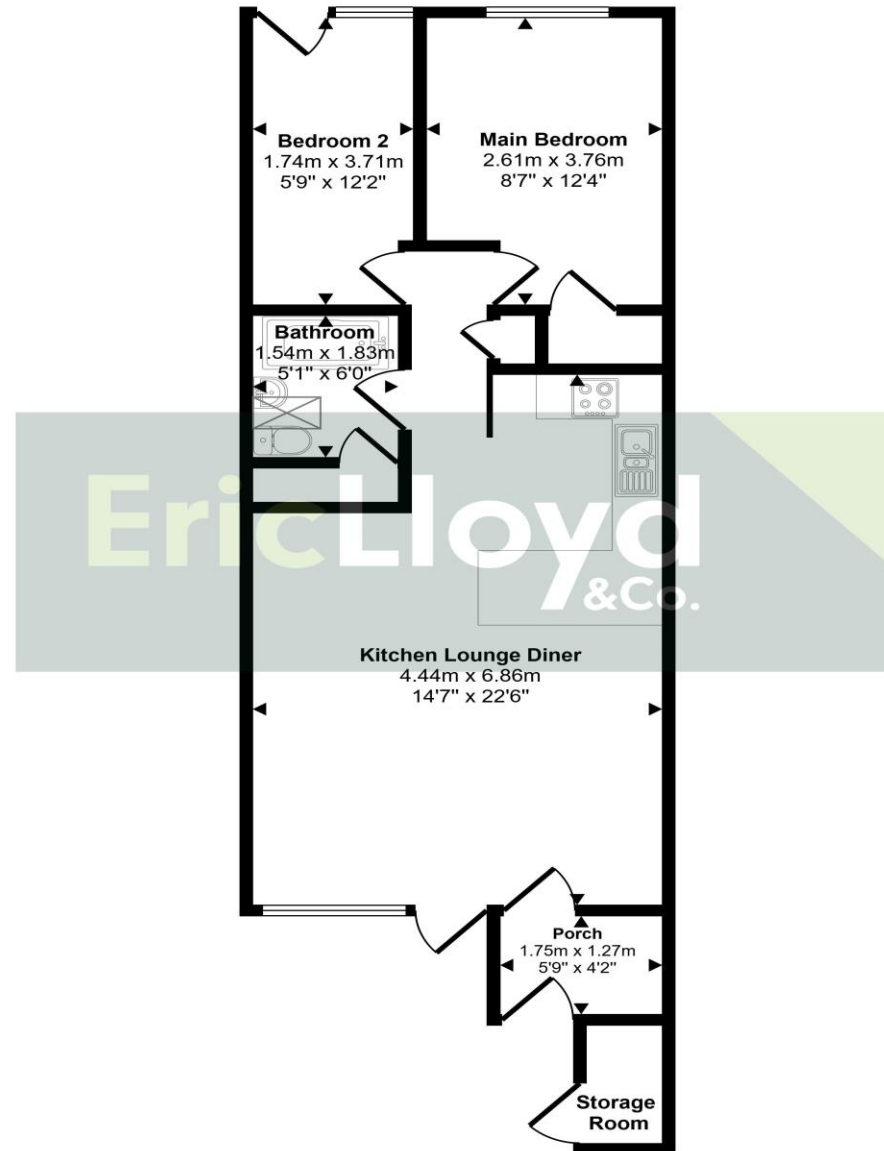
Outside, the enclosed rear garden provides a pleasant, private and low-maintenance outdoor space, ideal for relaxing, entertaining or simply enjoying outdoor living.

Further benefits include the property having been re-wired in 2021, whilst the roof has been re-felted and re-battened with some replacement tiles in the same year.

Offering a fantastic combination of modern open-plan living, useful parking, level gardens and a convenient location, this attractive home is offered for sale with **NO ONWARD CHAIN**.



Approx Gross Internal Area
55 sq m / 595 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: E

COUNCIL TAX BAND: B

AGENTS NOTES: The property is on mains electric, water and drainage, however there is no mains gas in Cumber Drive. The property is heated via electric night storage heaters.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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