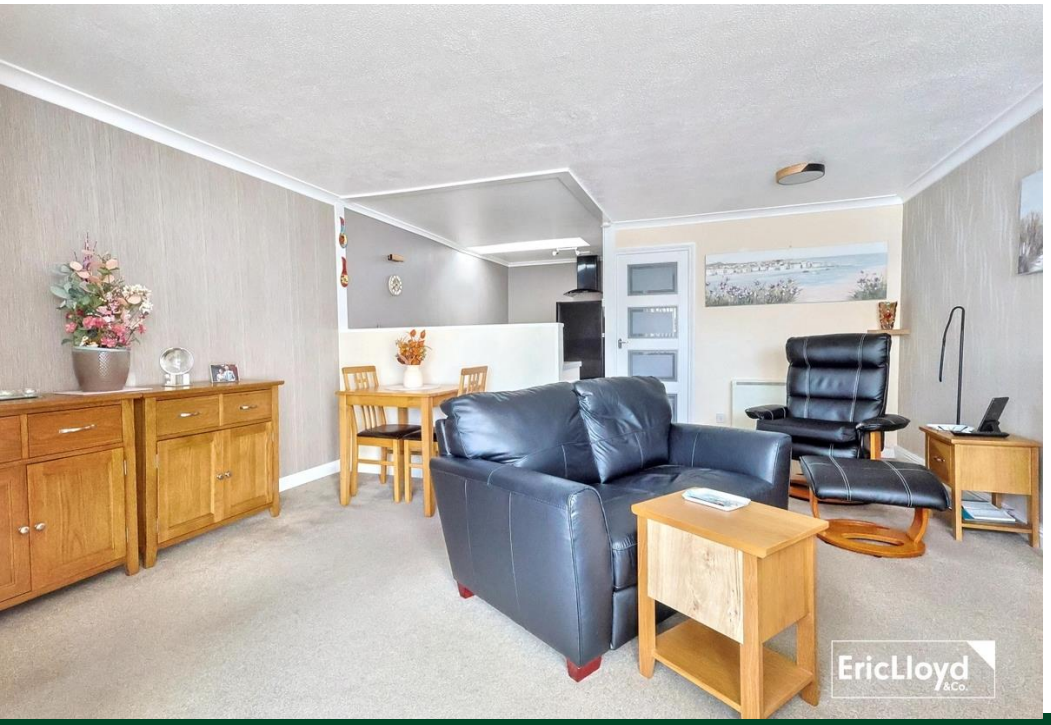


Cumber Drive, Brixham, TQ5 8RR

EricLloyd &Co.





£235,000 Freehold

An immaculately presented and deceptively spacious **TWO BEDROOM BUNGALOW**, situated in the highly regarded Furzeham area of Brixham, enjoying a pleasant open outlook to the front and conveniently positioned within easy walking distance of local shops and a regular bus service providing access to Brixham town centre with its bustling harbour, attractive waterfront and array of shops.

The property has been beautifully maintained throughout and offers well-planned accommodation, complemented by attractively landscaped front and rear gardens, both designed with ease of maintenance in mind. Further benefits include a single **GARAGE**, located in a nearby block and accessed directly from the rear garden.

A covered open porch, with a useful adjoining storage area, provides access to the entrance porch. This welcoming space has been fitted with modern gloss white storage cupboards and also houses a condenser tumble dryer, which is included in the sale. A part-glazed door then opens into the impressive open-plan living accommodation.

The living space offers ample room for both lounge and dining furniture, with a window to the front enjoying the pleasant outlook over the garden and beyond.

The open plan kitchen area is fitted with a range of modern units, complemented by generous working surfaces and an integrated electric oven, hob and cooker hood. The washing machine and fridge/freezer are also included in the sale.

An inner hallway, with useful cloaks cupboard and loft access hatch, leads to the remaining accommodation.

There are two well-proportioned bedrooms, together with a modern shower room incorporating a 'P' shaped shower enclosure, vanity unit with inset washbasin and close coupled W.C. There is a built in shelved linen cupboa and concealed cupboard for the hot water tank.

The principal bedroom benefits from built-in wardrobes and patio doors opening directly onto the rear garden, whilst the second bedroom features French doors providing further access to the garden.

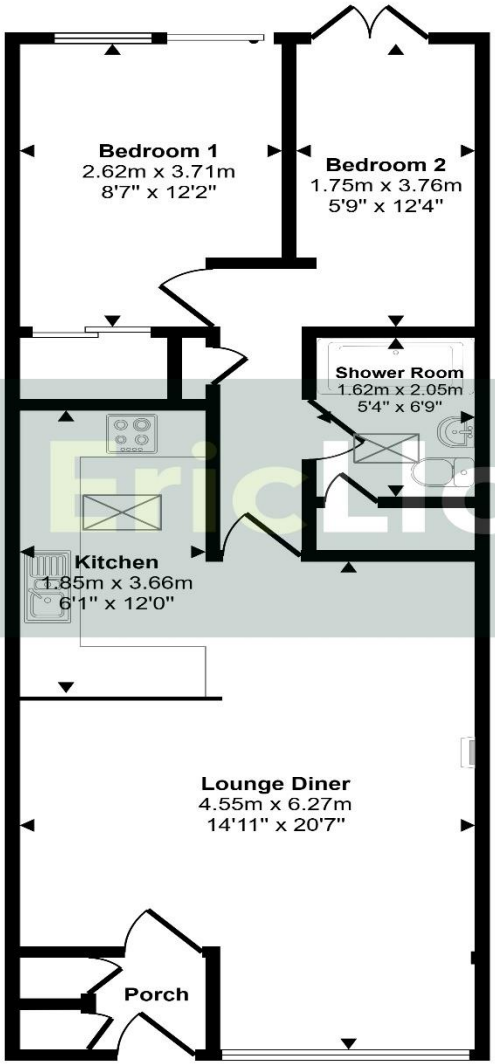
Outside, the enclosed rear garden has been attractively landscaped to provide an appealing yet easily maintained space, with direct access to the single garage situated in a nearby block. The front garden is equally well presented and enjoys a pleasant open aspect.

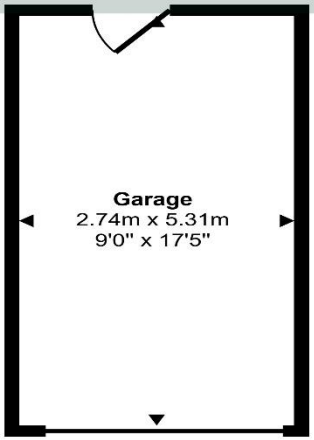
Heating is provided by a combination of storage heaters and modern wall-mounted electric radiators, and double glazing is installed.

An excellent opportunity to acquire a beautifully presented bungalow in this popular residential location.

Early internal viewing is strongly recommended to fully appreciate the accommodation, presentation and convenient position on offer.

Approx Gross Internal Area
74 sq m / 795 sq ft





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Floorplan
Approx 59 sq m / 638 sq ft

Garage
Approx 15 sq m / 157 sq ft

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 installed and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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