



Cumber Drive, Brixham, TQ5 8RW

EricLloyd
&Co.

EricLloyd
Estate Agents

www.ericlloyd.co.uk

£235,000 Freehold



A beautifully refurbished terraced **TWO BEDROOM BUNGALOW**, pleasantly situated 'on the level' in the highly regarded area of Brixham.

This popular residential location is well known for its convenience and community feel, offering easy access to a range of local shopping facilities, everyday amenities and a regular bus service providing a straightforward route into class Brixham town centre, stunning waterfront and surrounding areas.

The property occupies a level position, making it particularly appealing to those seeking ease of access and comfortable single-level living.

Over recent years, the bungalow has undergone a comprehensive programme of refurbishment, transforming it into a most attractive and comfortable home that is ready for immediate occupation. The work carried out has been completed to a good standard, with careful attention paid to both functionality and presentation. Double glazing is installed throughout and heating is supplied by modern electric 'Economy 4' wall mounted heaters. (No gas supply in Cumber Drive).

The approach to the property offers parking space for two vehicles along with a lovely rose garden and shrub border, the low maintenance front and rear gardens make this a very easy to keep home.

Internally, the accommodation is light, fresh and welcoming. The bungalow has been freshly decorated throughout in neutral tones, creating a bright and airy atmosphere while allowing prospective buyers or tenants the opportunity to add their own personal touches. New floor coverings have been fitted, enhancing the sense of quality and providing a clean, modern finish to each room.

On entering a good size entrance porch offers ample space for coats and shoes and opens to the light and airy lounge/dining room which offers comfortable living space with full height window to the front. The newly fitted kitchen is a particular highlight, offering white faced 'Magnet' units and marble effect work surfaces designed to make everyday cooking both practical and enjoyable, there is space for a fridge and the dishwasher and washing machine are included in the sale.

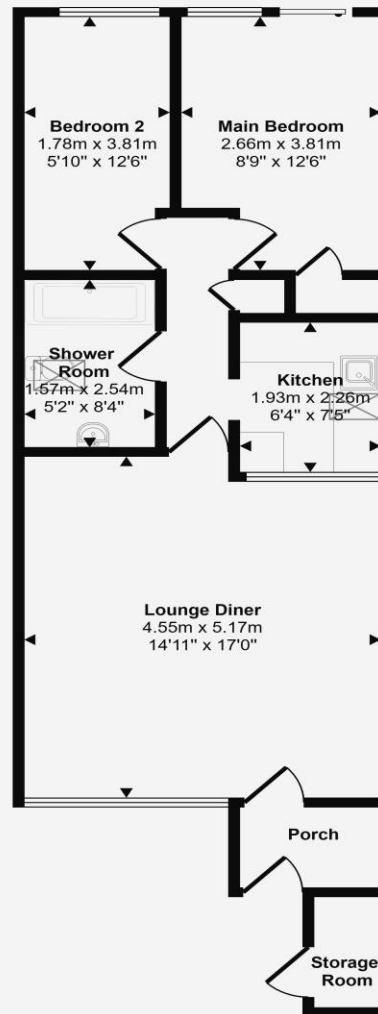
Adjacent to this, the property also benefits from a recently installed shower room/ W.C., finished with modern fittings and a stylish yet functional design with walk in double shower. There are two bedrooms to the rear of the bungalow, the principal bedroom is a double and has a built in wardrobe and tilt 'n' slide patio doors which open to the enclosed, landscaped rear garden which also has an access gate to the rear.

The area itself is a significant draw, being well placed for nearby shops, services and public transport links, while still enjoying a quieter residential setting. Brixham town centre, with its bustling harbour, wide range of shops, cafes and coastal attractions, is easily accessible, making this an excellent location for both permanent residence and retirement living.

Overall, the bungalow now offers a rare opportunity to acquire a refurbished terraced bungalow in a sought-after area of Brixham. With its level position, modernised interior and convenient location, it represents a comfortable, low-maintenance home that is ready to be enjoyed from day one.



Approx Gross Internal Area
58 sq m / 624 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: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that there is standard, superfast and ultrafast broadband available and that the following mobile coverage is VODAPHONE 81%/ THREE 78%/ EE 77%/ O2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.