



Cumber Drive, Brixham, TQ5 8RR

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£269,950 Freehold

Situated in a popular and convenient residential area, this well-proportioned three-bedroom family home which is offered for sale with **NO ONWARD CHAIN**, makes it an ideal opportunity for buyers seeking a smooth and straightforward purchase.

The property enjoys a highly practical location, lying approximately half a mile from Brixham town centre and picturesque harbour, while also benefiting from a range of local amenities and regular bus services within comfortable walking distance. Families will particularly appreciate the close proximity to Furzeham Primary School, which is nearby.

To the front of the property is ample driveway parking, featuring a large hardstanding area capable of accommodating multiple vehicles, a valuable asset in this sought-after area. A useful external store positioned by the front door provides handy space for bikes, tools, or outdoor equipment. Entry is gained via an entrance porch which leads into the main hallway, offering access to the principal ground floor rooms.

The heart of the home is the spacious lounge/dining room, a bright and versatile living area well suited to modern family life. This generous space benefits from a window and a door opening directly onto the south-facing rear garden, allowing plenty of natural light to flood the room throughout the day and providing an excellent connection between indoor and outdoor living.

The kitchen is located to the front of the property and is fitted with a range of units and worktops, with space available for white goods, making it both functional and practical for everyday use.

On the first floor, the property offers three bedrooms, two of which are comfortable doubles, while the third is a single room, ideal as a child's bedroom, home office, or nursery. The accommodation is completed by a family bathroom fitted with a modern white suite comprising a bath, washbasin, and low-level WC, creating a clean and contemporary space, an airing cupboard housing the hot water cylinder is also located here.

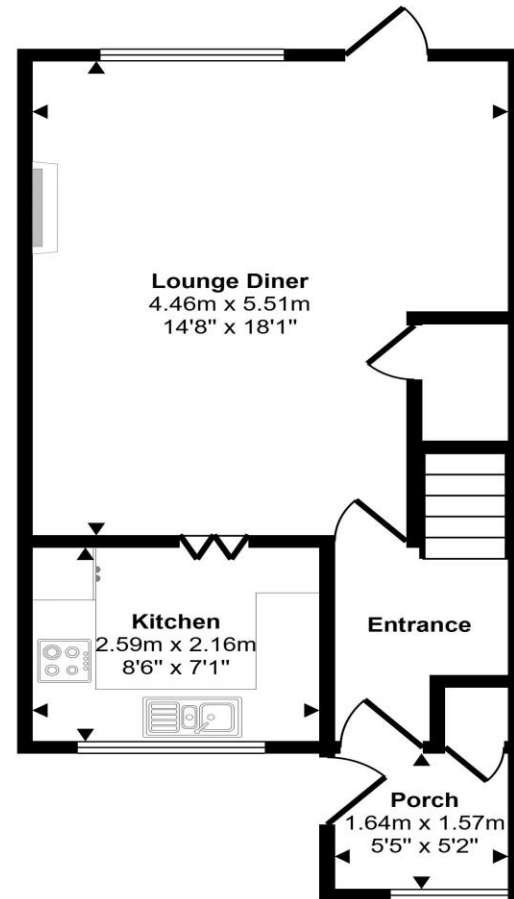
Double glazing is installed and the house has modern electric heaters.

One of the standout features of this home is the lovely, private rear garden, which enjoys a desirable southerly aspect. The main garden area is level and laid with artificial grass, ensuring ease of maintenance while still providing an attractive outdoor space for relaxation, play, or entertaining. Beyond this is a further section of garden, offering a versatile additional area that a new owner could develop or personalise, whether as a vegetable plot, seating area, or creative outdoor retreat.

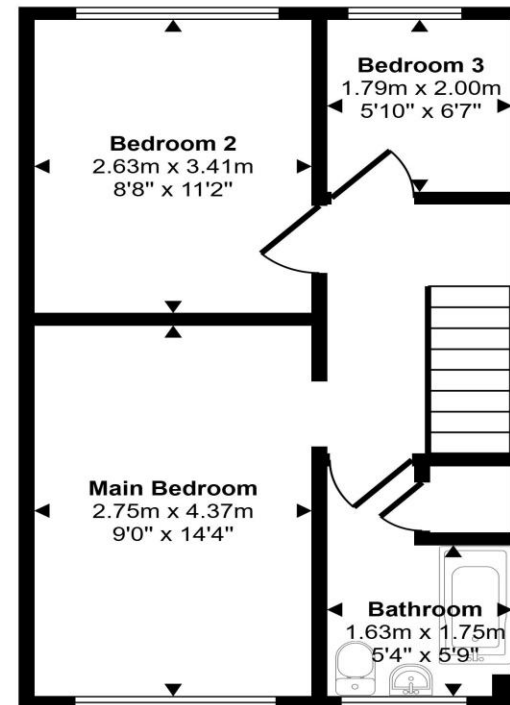
Overall, this home represents a well-located and practical family home with excellent outdoor space, off-road parking, and convenient access to town, schools, and amenities—an appealing proposition for a wide range of buyers.



Approx Gross Internal Area
74 sq m / 792 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 36 sq m / 387 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: F

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance shows as VODAPHONE 81% / EE 77% /THREE 78%/ o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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