



4 Cumber Close, Brixham, Devon, TQ5 8RP
Freehold House
£245,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated in a quiet cul-de-sac within the ever-popular residential area of Cumber Close, this well-presented two-bedroom link-attached home offers a fantastic balance of peace and convenience. Ideally located, the property is within easy reach of Brixham's bustling town and picturesque harbour, while also providing straightforward access in and out of the area. Local shops and a regular bus route are just a short distance away.

Approached via a sunny and private front courtyard, the property opens into a welcoming entrance hall, leading through to a spacious and versatile main living area. This open-plan space has been thoughtfully arranged to create distinct zones, including an extended kitchen to the front with ample cupboard and worktop space, a central dining area, and a generous living space to the rear. A large picture window overlooks the garden, allowing plenty of natural light to flood the room.

Originally designed as a three-bedroom home, the layout has been reconfigured to create a particularly impressive principal bedroom. This could easily be reverted to a three-bedroom arrangement if desired, in line with neighbouring properties. The second bedroom is a well-proportioned double with built-in wardrobes, while the family bathroom is stylish and contemporary, featuring a modern suite and a distinctive sunken bath.

Outside, the rear garden is a real highlight — enjoying a south-facing aspect, it is both private and low maintenance, making it ideal for relaxing or entertaining. A large summerhouse/shed provides excellent additional storage or potential workspace.

Further benefits include a garage located in a nearby block, just a short distance from the property. With many garages in the area having been sold off over time, this represents a valuable and increasingly rare asset. The property also benefits from UPVC double glazing and modern electric heating throughout (with an impressive EPC-C rating!) and is offered to the market with no onward chain, making it an ideal purchase for a range of buyers.

Council Tax Band: B



- Extended Two-Bedroom House
- Garage In Sep. Block
- Offered As Chain Free

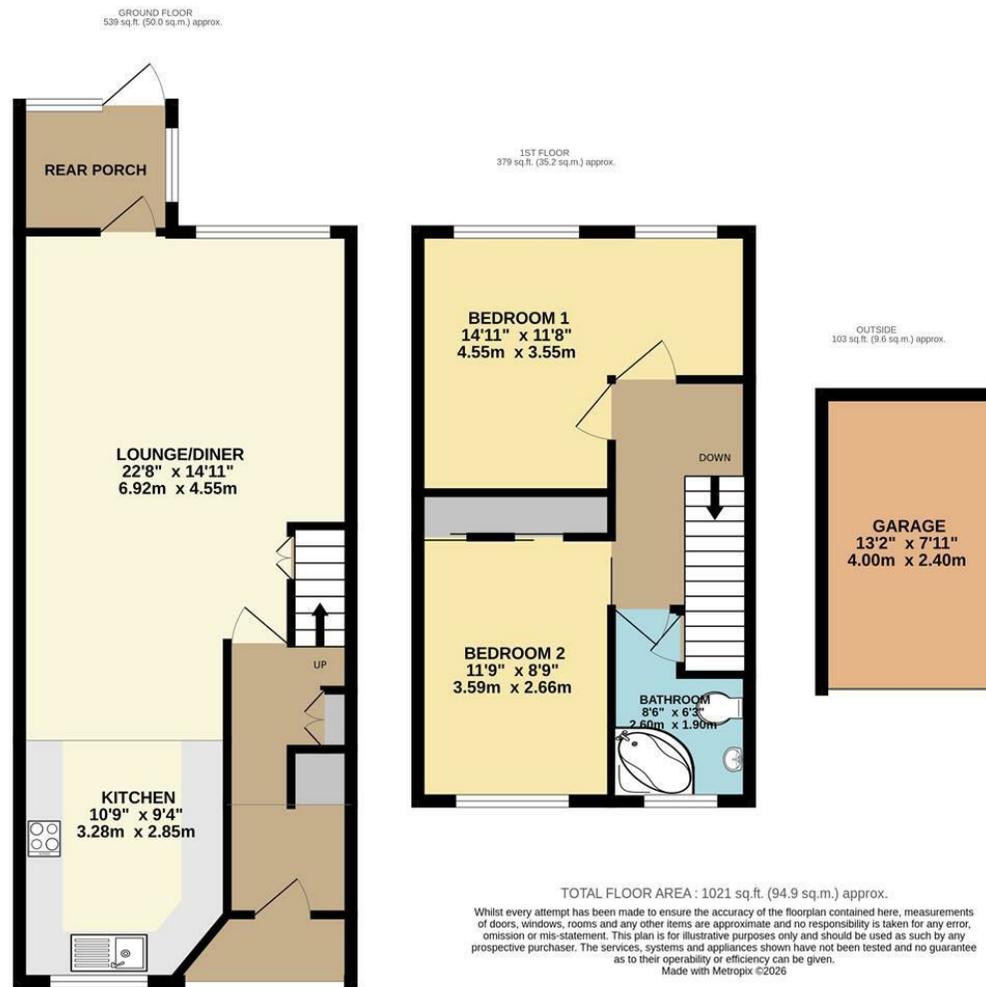
- Popular Furzeham Location
- Sunny & Private Rear Garden
- Freehold - Council Tax Band



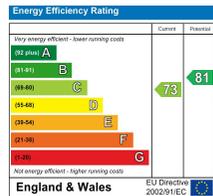
boycebrixham
 email property@ljboyce.co.uk call 01803 852736



boycebrixham
email property@ljboyce.co.uk call 01803 852736



Current EPC Rating: C



Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736