



7 Hillside, Patna

Offers in Excess of £185,000





## 7 Hillside

Patna, KA6 7JT

Desirable detached bungalow in sought-after rural location with countryside views. Features bright lounge, 3 double bedrooms, large garage, and 0.25-acre fenced yard.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious lounge filled with natural light
- Separate formal dining room perfect for entertaining
- Well-appointed kitchen with adjoining utility room
- Three generously sized double bedrooms
- Spacious shower room
- Efficient gas central heating and double glazing
- Substantial double garage with extensive driveway parking
- Fully fenced 0.25-acre yard offering privacy and space
- Enjoy breathtaking, countryside views
- Highly desirable bungalow in a sought-after rural setting

































































**W**

**BEDROOM 3**  
3.73m x 2.88m  
12'3" x 9'6"

**W**

**W**

**SHOWER ROOM**  
2.84m x 2.58m  
9'4" x 8'6"

**UTILITY**  
2.30m x 1.64m  
7'7" x 5'5"

**KITCHEN**  
3.28m x 3.22m  
10'9" x 10'7"

**DINING ROOM**  
3.30m x 2.81m  
10'10" x 9'3"

**C**

**C**

**HALL**

**BEDROOM 2**  
3.89m x 3.28m  
12'9" x 10'9"

**C**

**C**

**C**

**BEDROOM 1**  
3.28m x 3.13m  
10'9" x 10'3"

**W**

**W**

**VESTIBULE**

**LOUNGE**  
4.42m x 4.41m  
14'6" x 14'6"

**GARAGE**  
6.04m x 4.88m  
19'10" x 16'0"

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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