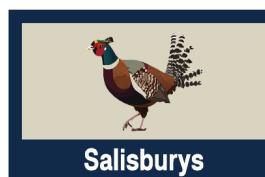




Salisburys

Manor Park, Dousland

Offers In Region Of £395,000



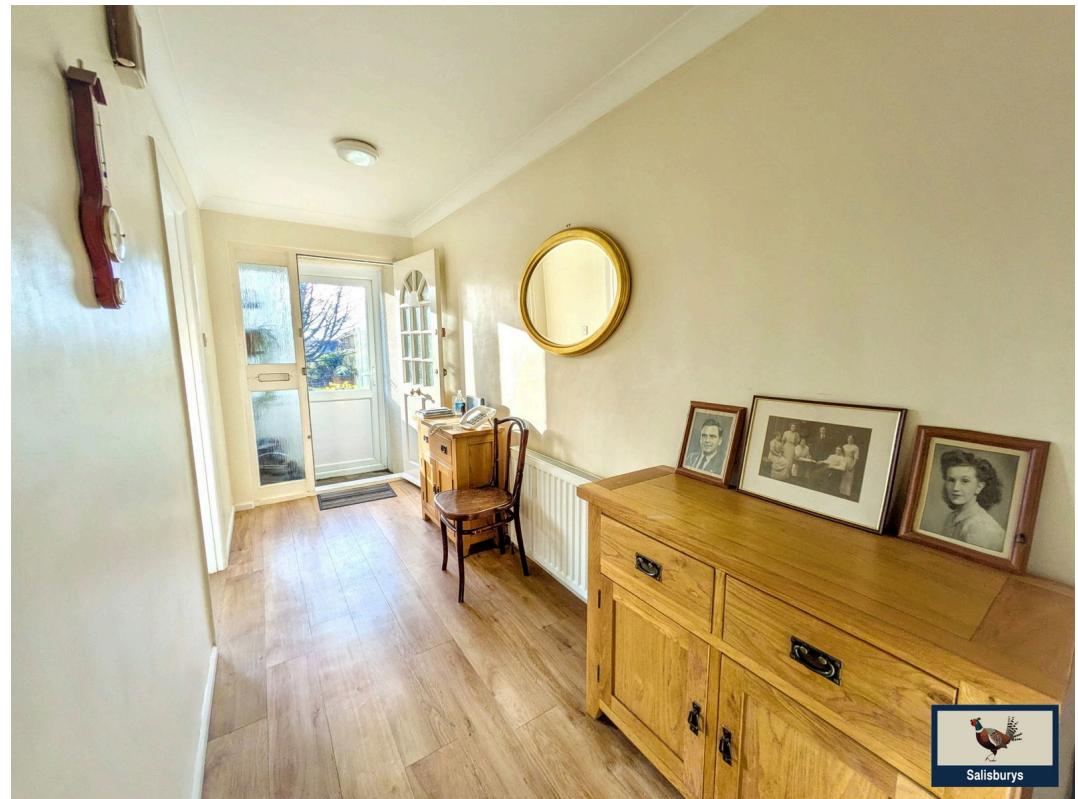
Manor Park, Dousland

We are very pleased to offer this spacious detached bungalow to the market. Its location, close to open Moorland, Burrator Reservoir and cycle track will appeal to those who love the outdoors. The property is fully double glazed throughout, is well maintained and offers level gardens to the front and rear of the bungalow.

The main entrance to the property is via a double glazed porch that then leads into the spacious hallway with two built in storage cupboards and the entrance to the Lounge and Dining Room Area. The spacious Lounge has a large picture window overlooking the front garden with a feature fireplace with contemporary electric fire and an open plan Dining Area. The Kitchen is fitted with a range of base, wall and tall larder units that house the integrated fridge freezer. There is an integrated dishwasher, single oven with separate grill, ceramic hob and overhead extractor. The large windows in the Kitchen offer views across the patio area towards the rear lawned garden with a door to the Utility Area.

Bedroom One is a double bedroom that overlooks the rear garden and has a good sized walk in wardrobe/storage cupboard, Bedroom Two overlooks the gravelled patio area and side garden and Bedroom Three is a small double bedroom adjacent to the Family Shower Room which is fitted with vinyl wood effect flooring and has a large walk-in shower with thermostatically controlled shower and fixed glass shower panel.

Externally, the front garden is South westerly facing and laid to lawn with borders and there is access to both the left and right side of the bungalow via wooden gates. The bunded oil tank is situated to the left of the bungalow behind the gated access. The rear garden is predominantly laid to lawn and has a gravelled patio area, greenhouse and wooden Summerhouse. The single garage is fitted with power and houses the Worcester Boiler. There is also parking for two cars in front of the garage on the paved driveway.





Accommodation - Entrance via double glazed door into slate-floored porch leading to:

Hallway: Wood-effect Karndean flooring with double storage cupboard.

Lounge (4.22m x 3.94m): Spacious, front facing window, stone-effect fireplace with electric fire. Archway to:

Dining Area (2.39m x 3.53m): Front-facing window, serving hatch to kitchen.

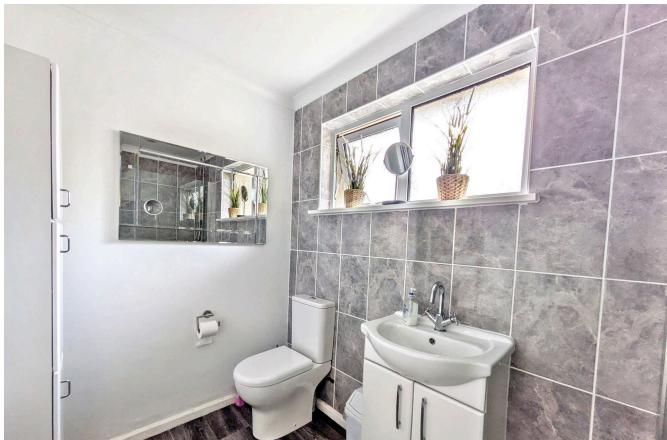
Kitchen (4.00m x 2.11m): Fitted units with integrated fridge freezer, dishwasher, oven, grill, ceramic hob and extractor. Large rear facing windows. Door to:

Utility: Cupboards for storage, space for washing machine and dryer, side access door.

Bedroom One (3.03m x 4.36m): Rear-facing double with walk-in wardrobe.

Bedroom Two (3.00m x 3.64m): Double room overlooking patio and side garden.

Bedroom Three (3.37m x 2.77m): Small double bedroom.





Shower Room (1.64m x 2.75m): Vinyl flooring, large walk-in shower, tiled walls, vanity basin, low-level WC, heated towel rail.

Loft: Insulated, fully boarded with loft ladder.

Garage (2.68m x 4.30m/8'10" x 14'1"): The single garage is fitted with power and light and houses the Worcester Boiler. There is also parking for two cars in front of the garage.

Externally: The front garden is South westerly facing and laid to lawn with borders and there is access to both the left and right side of the bungalow via wooden gates. The bunded oil tank is situated to the left of the bungalow behind the gated access. The rear garden is predominantly laid to lawn and has a gravelled patio area, greenhouse and wooden Summerhouse.

Services: Mains electric, mains water and drainage, oil fired heating.

Council Tax: D

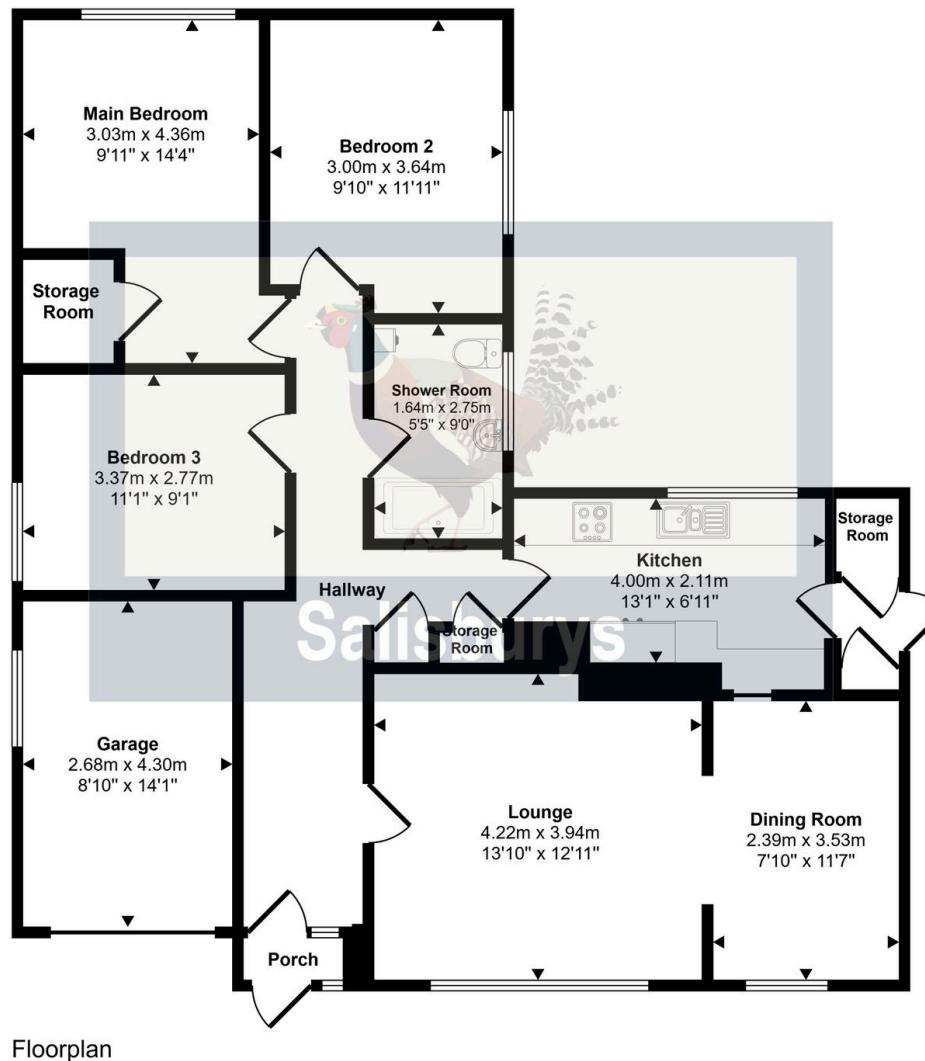
EPC: D (56) potential C (74)

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
105 sq m / 1135 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.

