



- A superb detached bungalow occupying a sunny corner plot
- Light and airy lounge with dual aspect windows, oak bi-fold doors
- Feature kitchen dining room with extensive units, doors onto garden
- Study / playroom or 4th bedroom and luxury shower room
- Three good sized bedrooms and attractive family bathroom
- Private drive to garage and fully enclosed, level landscape garden to rear



"A substantial, extended detached bungalow which occupies a level and sunny corner plot, close to open countryside and just six miles from Bath city centre".

The property is presented in excellent decorative order throughout. The accommodation comprises a sheltered front door opening into a central entrance hallway. There is a lounge with dual aspect windows creating a light and airy aspect, from here oak bi-fold doors open into a feature kitchen dining room with an extensive range of fitted units, integrated appliances and patio doors onto garden. From the kitchen is an internal hallway with doors to a study / playroom or fourth bedroom and luxury shower room. There are three further good sized bedrooms and an attractive family bathroom with free standing bath, shower fitment and a feature "peony flower" panelled wall. Oil fired central heating and double glazing.

Outside to front is level lawned garden which sweeps around to the right-hand side. To the left is a private driveway leading to the garage. To the rear of the property is a fully enclosed and level garden arranged as paving, artificial lawn and decked patio area. From the garden there is side access into the garage which is temporarily partitioned to create a separate studio area providing many options for use, the seller is happy to return the garage to its original form if required, power and lighting.

The current sellers are suited with their next home and therefore a quick transaction can be offered!

**Tenure:** Freehold. **Council Tax Band:** D





Approximate total area<sup>(1)</sup>  
1185 ft<sup>2</sup>  
110.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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