



OXFORD FAMILY ESTATES
Property Sales and Services



Merrills Way, Ingoldmells

£230,000

2 1 1



Step inside this well finished bungalow with ample drive and gardens, summer house & veranda and lots more. Viewing is essential and strictly by appointment only through Oxford Family Estates. The 2 bedroom detached bungalow has a modern finish to a high standard throughout, with sociable kitchen Diner, a handy separate utility room with internal access to the garage and a lovely bright lounge. The ideal size garden, balances low maintenance and space perfectly whilst providing a lovely area to relax or socialise with plenty of seating options. With Worcester Combi boiler for gas central heating and water, double glazing and plenty of storage in the utility and hallway cupboards all the essentials are covered and more whilst situated in the vibrant coastal village of Ingoldmells.

Entrance hallway

Lounge 3.36m x 4.92m (11'0" x 16'1")

Kitchen Diner 3.36m x 3.76m (11'0" x 12'4")

Utility 2.84m x 2.12m (9'3" x 6'11")

Master Bedroom 4.37m x 2.75m (14'4" x 9'0")

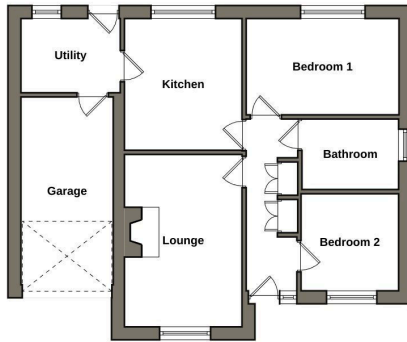
Bedroom 2.79m x 2.77m (9'1" x 9'1")

Bathroom 2.78m x 2.02m (9'1" x 6'7")

Garage 2.69m x 5.36m (8'9" x 17'7")

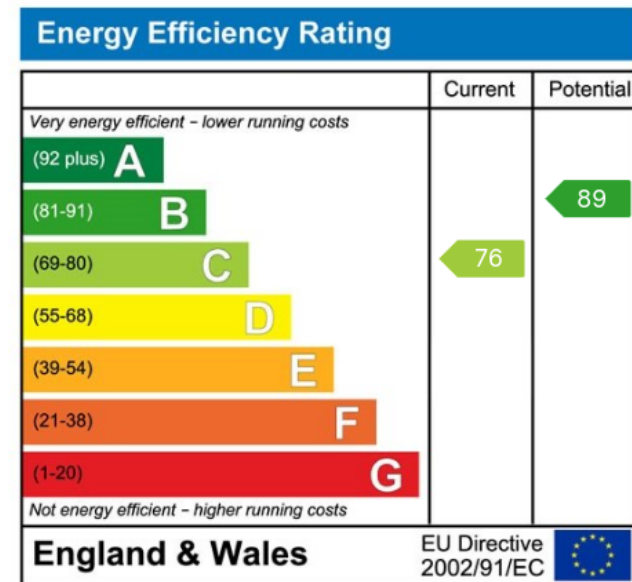
Outside Mature front garden with pathway up to the porch and front door. T shaped drive providing additional parking or space to turn your vehicle, leads up to the single garage with up and over door. Side access down to the rear garden. Shed and summer house both with power running to them sit in the corners of this manicured garden. With patio area and wooden veranda with power, perfect as either a seating area or ideal space for hot tub.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- Spacious Garden
- Summerhouse, Patio, shed & Veranda
- Integral garage with internal access
- Worcester combi boiler
- Sociable Kitchen/Diner
- Detached Bungalow
- Large drive with multiple parking spaces
- Utility room
- Finished to a high standard
- Tax band B, EPC rating C



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