



**The Dolphins Winfarthing Road, Shelfanger DISS IP22 2EQ**

**welcome to**

## **The Dolphins Winfarthing Road, Shelfanger DISS**

Nestled in the sought-after village of Shelfanger, this charming two-bedroom bungalow offers a spacious lounge with archway to the kitchen, two double bedrooms. Featuring a south-facing enclosed garden, driveway, garage, and is offered with no onward chain.

### **Entrance Hall**

Front door, radiator, loft hatch, tiled flooring.

Window to rear aspect, manual up and over door, concrete flooring.

### **Lounge**

14' 8" x 10' 6" ( 4.47m x 3.20m )

Window to rear aspect, patio door to side aspect, radiator, carpet flooring.

### **Loft**

Large boarded loft, possibility to have additional rooms in roof space subject to planning approvals.

### **Kitchen**

7' 6" x 11' 9" ( 2.29m x 3.58m )

Window to front aspect, wall and base units, radiator, spot lights, built in sink, door to side aspect.

### **Bedroom 1**

13' 1" x 10' 6" ( 3.99m x 3.20m )

Window to rear aspect, built in wardrobe, radiator, carpet flooring.

### **Bedroom 2**

9' 7" x 10' 3" ( 2.92m x 3.12m )

Window to front aspect, radiator, access to garage, built in wardrobe, concrete flooring.

### **Shower Room**

Window to front aspect, w/c, walk in shower, wash basin, heated towel rail, tiled walls and tiled flooring.

### **Front Garden**

Oil tank fenced off on driveway.

### **Rear Garden**

Patio, turfed, fenced for boundary.

### **Parking**

Off road parking, access to garage, dropped kerb.

### **Garage**

18' 11" x 9' 5" ( 5.77m x 2.87m )



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**The Dolphins Winfarthing Road,  
Shelfanger DISS**

- OFFERED WITH NO ONWARD CHAIN
- Charming Detached Bungalow
- Two double bedrooms
- South facing rear garden
- Sought-after village location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of  
**£260,000**



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Property Ref:  
DSS111394 - 0002

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