

## 36 Trethiggey Crescent, Quintrell Downs, TR8 4LF



**STUNNING EXTENDED DETACHED 4 BEDROOM 2 BATHROOM BUNGALOW IN A QUIET CUL-DE-SAC LOCATION IN QUINTRELL DOWNS WITH A VERY LARGE PRIVATE DRIVE, A DOUBLE GARAGE AND A PRIVATE SOUTH FACING ENCLOSED GARDEN**

- Spacious Detached Bungalow 1884 Sq Ft
- Large Kitchen with Dining Extension
- Oil Central Heating and Double Glazing
- Utility Room
- 4 Bedrooms, 2 Bathrooms
- Enclosed Sunny Private Garden
- Immaculate Throughout
- Lovely Lounge with Woodburner
- Double Garage and Large Private Drive
- Quiet Cul-De-Sac Village Location

**Price £625,000 Freehold**

TENURE  
Freehold

SERVICES

Mains electricity, water and drainage. LPG bottles for hob cooking only. Oil tank for central heating and hot water.

COUNCIL TAX

Band D

BROADBAND AND MOBILE COVERAGE

AVAILABILITY

Fastest available download speed: up to 80Mbps

Mobile Coverage: Limited/none

(Source: OFCOM)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area<sup>18</sup>  
175.08 m<sup>2</sup>  
1884.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







