



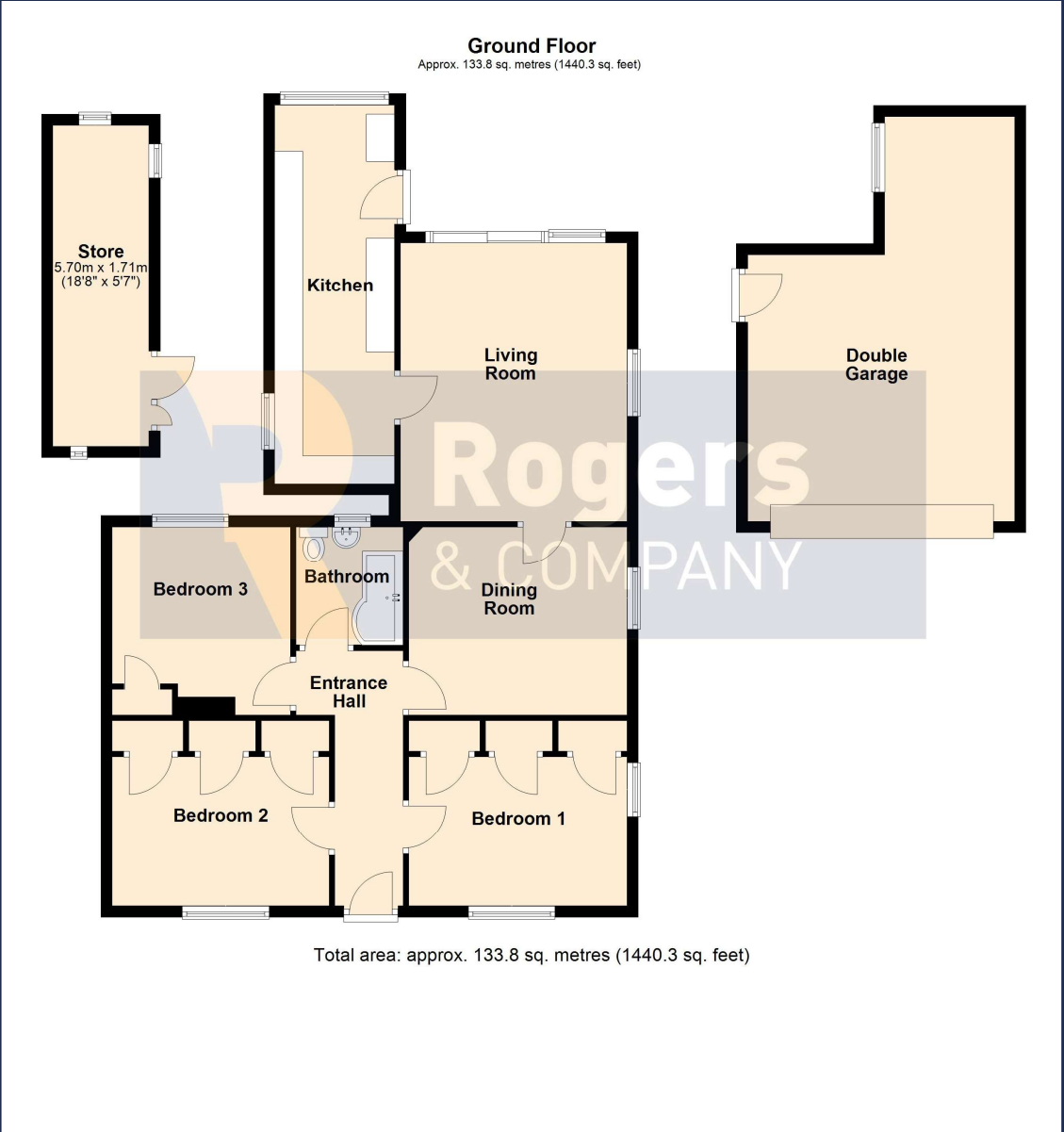
Sunny Patch
High Street
Buckland Dinham
BA11 2QZ

Guide Price £425,000

A rare opportunity to buy a mature detached bungalow with a level garden in the heart of this village.

Accommodation is larger than expected, comprising: three bedrooms, bathroom, dining room, 16' living room and 22' kitchen. The property has a modern external oil fired boiler, double glazing and plastic fascia's.

The rear level garden adjoins farmland and has a long store/garden/hobbies room in addition to the 'L' shaped double garage.



Residential Sales

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Residential Lettings

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Commercial Sales and Leasing

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- 1032 Sqft Mature Detached Bungalow
- Three Double Bedrooms
- Modern Fitted Bathroom
- 12' Dining Room
- 16' Living Room
- 22' Galley Kitchen
- Detached Double Garage
- 18' Hobbies Room
- Level Rear Garden
- Adjoining Farmland

- Living Room 16' 3" (4.95m) x 13' 3" (4.04m)
- Dining Room 12' 6" (3.81m) x 11' 0" (3.35m)
- Galley Kitchen 22' 1" (6.73m) x 7' 0" (2.13m)
- Bedroom One 12' 9" (3.89m) x 8' 9" (2.67m)
- Bedroom Two 12' 5" (3.78m) x 8' 9" (2.67m)
- Bedroom Three 10' 5" (3.18m) x 10' 3" (3.12m)
- Bathroom 6' 9" (2.06m) x 6' 4" (1.93m)
- Double Garage 15' 7" (4.75m) x 23' 7" (7.19m) (max)
- Store Room 18' 9" (5.72m) x 5' 7" (1.7m)
- Rear Garden 55' 0" (16.76m) x 46' 0" (14.02m)



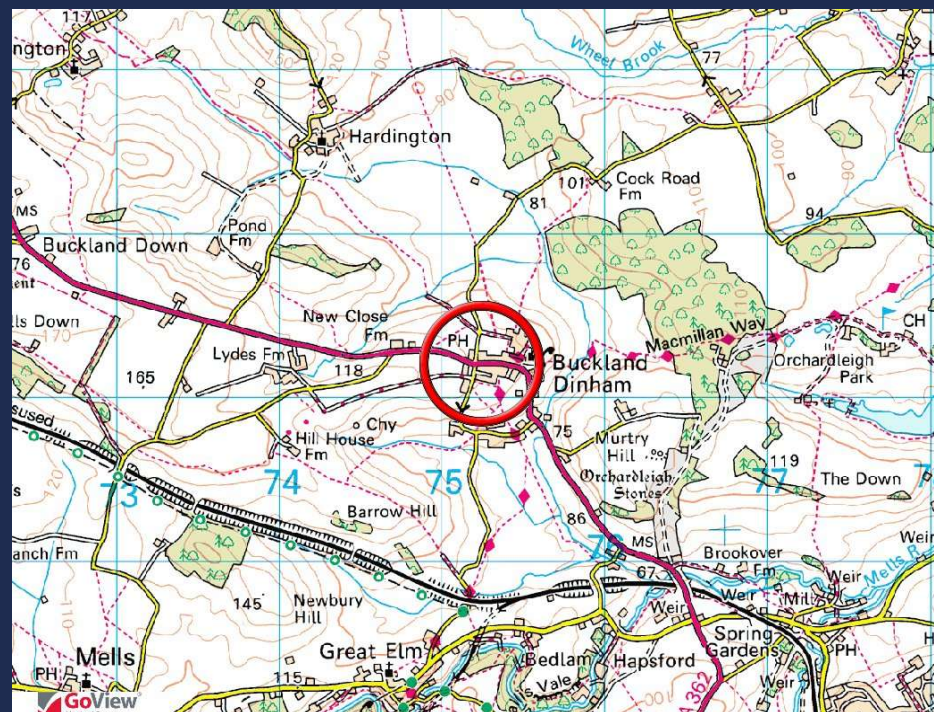
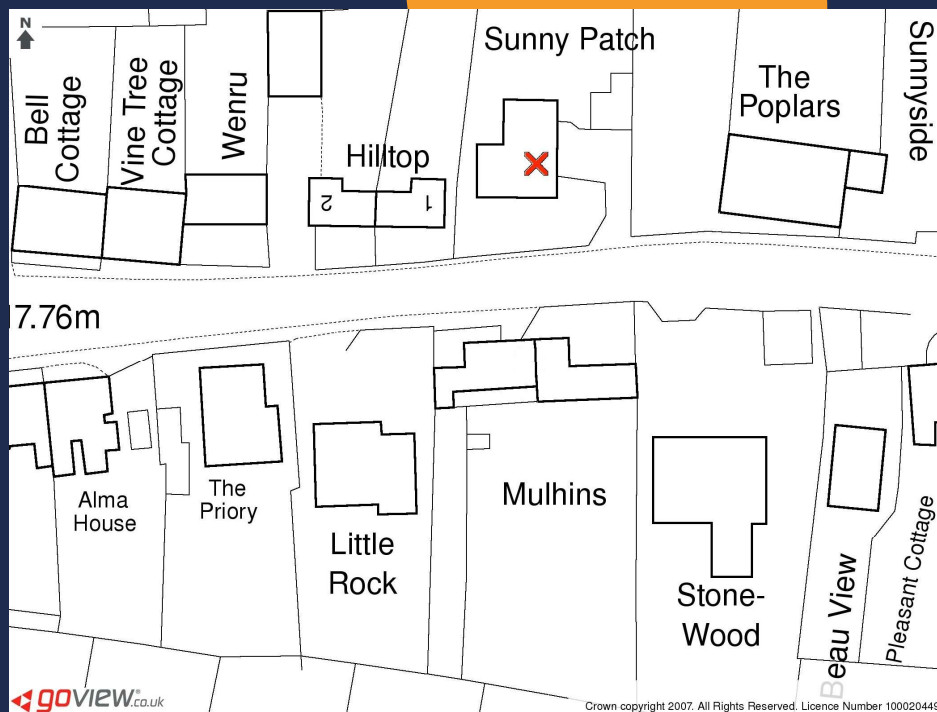
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Buckland Dinham
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The Property is Freehold

Mains Water, Electricity and Drainage are Connected

The Council Tax Band is D and is charged at £2,312.81 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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