



Offers in excess of:

£400,000

Council Tax Band: B

Energy Efficiency Rating: TBC

Kingscote, Bradford Road, Corsham, SN13 0NZ.

Home Estate Agents of Bath are favoured with the instructions to market by private treaty this most rare, 3 bedroomed detached bungalow situated in this rural location, set in an approximately 1/3 acre plot. The benefits include detached brick built workshop, countryside and fields to the rear and oil fired heating via Rayburn. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents of Bath are favoured with the instructions to market by private treaty this most rare, 3 bedroomed detached bungalow situated in this rural location, set in approximately 1/3 acre plot. The accommodation briefly comprises:- entrance hall, lounge/diner, kitchen, conservatory, 3 bedrooms, bathroom, spacious chalet & most useful brick workshop. The benefits include sought after rural location, oil fired Rayburn, serving central heating and hot water, double glazing, 2½ miles from Corsham, 2 miles from Box & Neston, giving great access to local amenities and more importantly Neston Primary school and senior schooling in Corsham and approximately 10 miles to Junction 18 of the M4. The further benefits include spacious grounds, glorious countryside views/walks, detached workshop, ideal for conversion (subject to planning permission), and large chalet, again ideal for working from home/hobby space. These types of properties rarely come to the market, so an early inspection is highly recommended. Phone 01225 463006 to arrange an appointment.

Entrance Hall:

Entered via leaded light, double glazed front door, access to loft, coats cupboard, doors to:-

Lounge/Diner: 5.42m x 3.22m

Fireplace, double glazed windows to front aspect, night storage heater, TV point.

Kitchen: 5.03m x 2.13m

1½ bowl enamelled single drainer sink unit with swan neck mixer tap over, range of base level cupboards and matching wall units, oil fired Rayburn serving heating and hot water, fitted work surfaces, tiled splashbacks, electric cooker point, plumbing for dishwasher, space to fridge/freezer, double glazed windows to rear aspect, double glazed door to rear and double glazed door to:-

Conservatory: 3.91m x 2.79m

Plumbing for washing machine, fitted power, double glazed windows to sides and rear aspects, double glazed door to side aspect.

Bedroom: 3.42m x 3.18m

Double glazed window to front aspect, radiator, TV point, night storage heater, fitted cupboard.

Bedroom: 4.42m x 2.27m

Double glazed windows to rear aspect, radiator, fitted cupboard.

Bedroom: 2.24m x 2.69m

Double glazed window to front aspect, radiator.

Bathroom:

Modern white suite of panelled bath with mixer shower over, low flush WC, wash hand basin, tiled splashbacks & flooring, double glazed windows to rear aspect, recessed lighting, chrome towel radiator, wall mounted heater.

Outside:

Shared driveway with 6 bar gate giving access to private driveway/parking for several vehicles. Access to:-

Workshop: 5.96m x 5.21m

Brick built workshop with timber sliding door, fitted power and light and glazing to 3 sides. (With the proper consents and planning permissions this unit could be converted into further living accommodation, etc.)

Timber Chalet: 5.0m x 3.53m

Ideal home studio/ office/ workroom, with recessed

lighting, fitted power and water, glazed windows to front & sides.

Gardens:

The 'L' shaped grounds are believed to be approximately 1/3 acre and laid mainly to lawn with mature and private hedging with established trees and bushes. Gate and path from shared driveway. Glorious open fields and countryside views to the side.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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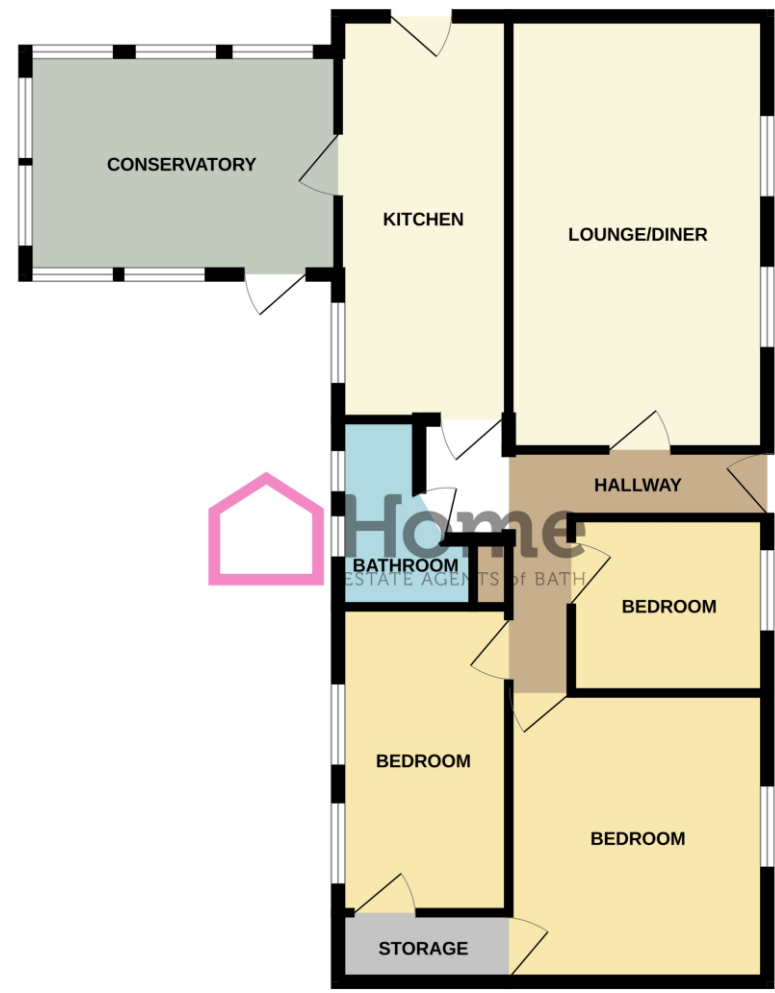
Call now, visit us in
branch or go online to
book your viewing.

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