



Asking Price £240,000

Novahomes are delighted to bring this well presented detached bungalow situated within the highly desirable residential area of Higher Compton to the market. The accommodation to the ground floor comprises, vestibule, entrance hallway with door leading to the separate bay fronted lounge, two bedrooms, kitchen, dining/sun room and family bathroom. Stair then lead to the first floor where there is a loft room with an en suite shower room. To the front of the property there is off-street parking and steps leading to the front door. There is a large area of stone chipping and a pathway leads up to the left hand side. The rear garden is versatile with a large decking area and a lawned area with a shed and an outbuilding/work shop. Further benefits include gas central heating and double glazing. Novahomes highly recommend an early viewing to fully appreciate the accommodation on offer.

novahomes

Established 2008

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Valley View Road, Higher Compton, PL3 6QJ

GROUND FLOOR

Entrance Vestibule

UPVC double glazed door to the front, door to:

Entrance Hall

Built in storage cupboard, radiator, stairs rising to the first floor, door to:

Lounge

4.72m (15' 6") into bay x 3.29m (10' 10")

UPVC double glazed bay window to the front, radiator.

Kitchen

3.81m (12' 6") x 2.32m (7' 7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with cooker hood over, uPVC double glazed window to the rear, door to:

Dining Area/Sunroom

4.05m (13' 4") x 1.94m (6' 4")

UPVC double glazed window to sides and rear, radiator, uPVC double glazed doors to the rear.

Bedroom 1

3.30m (10' 10") x 2.72m (8' 11")

UPVC double glazed window to the front, radiator.

Bedroom 2

3.38m (11' 1") max x 3.29m (10' 10") max

UPVC double glazed window to the rear, radiator, door to:

Bathroom

Fitted with three-piece suite comprising panelled bath with fitted electric shower above, vanity wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the side.

FIRST FLOOR

Loft Room

4.21m (13' 10") x 2.47m (8' 1")

Double glazed skylight to the front, door to En-suite Shower Room, storage cupboards to the eaves.

En-suite Shower Room

Fitted with three-piece suite comprising tiled shower area with fitted shower above, wash hand basin and low-level WC tiled splashbacks, double glazed skylight, radiator, built in storage cupboard.

Outside

Front

To the front of the property there is off-street parking. An elevated position so steps lead to the front door. There is a large area of stone chippings and a pathway leads up to the left hand side.

Rear

The rear garden is versatile with a large decking area and an astro-turf area with a shed and an outbuilding/workshop measuring approximately 5.9m max x 2.44m max - L-shaped room. Electric supply and a door leading to the front.

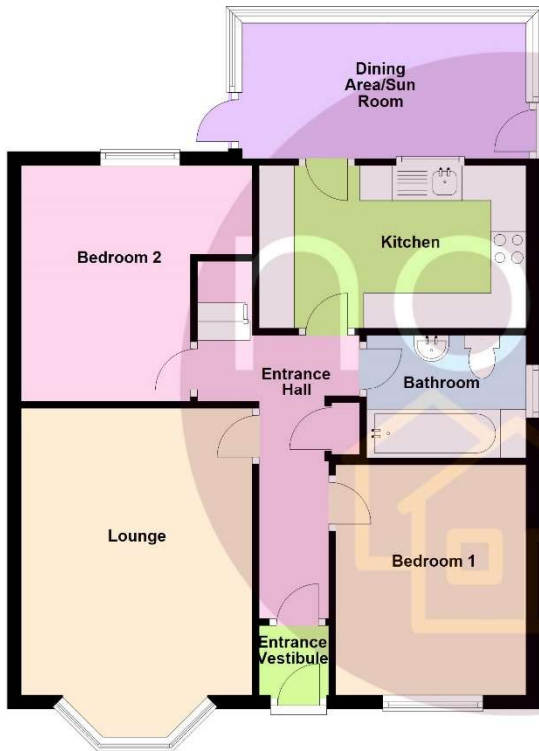
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

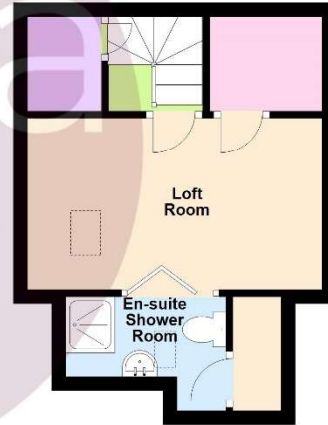




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 Plus)		
A (81-91)		81
B (69-80)		
C (56-68)	67	
D (39-54)		
E (21-38)		
F (1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

