

Freehold - Offers In Excess Of £400,000



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## Description

We are delighted to offer to the market this spacious detached bungalow situated in the heart of Salvington, close to local shops, schools, parks, bus routes, the mainline station, and having easy access to both the A27 and A24.

Accommodation comprises a kitchen/breakfast room, separate dining room (which could serve as a third bedroom), spacious lounge, two double bedrooms, and a family bathroom. Additional features include double glazing, a fully enclosed rear garden, driveway, garage and no chain.

## Key Features

- Detached Bungalow
- Double Glazing
- Fully Enclosed Rear Garden
- Chain Free
- Two/Three Double Bedrooms
- Driveway & Garage
- Council Tax Band D





Glass panel door to:

#### **Entrance Hall**

Quarry style tiled floor, part glazed front door to:

#### **Hallway**

Radiator, telephone point, coving, loft hatch with loft ladder, wall mounted central heating thermostat, airing cupboard with a lagged cylinder and further storage.

#### **Kitchen/Breakfast Room**

**4.52 x 3.01 (14'9" x 9'10")**

Range of fitted base and wall units with roll top working surfaces incorporating a one and a half bowl sink with mixer tap and a four ring gas hob with extractor above, fitted electric double oven, stack of drawers, corner display shelving, space and plumbing for washing machine, in built breakfast bar area, integrated fridge/freezer, floor mounted boiler, tiled splashback walls, double glazed window and glazed door to rear garden.

#### **Dining Room**

**3.04 x 3.03 (9'11" x 9'11")**

Double glazed window with westerly aspect, radiator, coving and dimmer switch. Double opening doors through to:

#### **Lounge**

**5.89 x 3.50 (19'3" x 11'5")**

Dual aspect double glazed windows with south and westerly aspect, radiator, coving, stone built fire surround with wooden mantel and stone hearth and fitted gas fire.

#### **Bedroom One**

**4.73 x 3.32 (15'6" x 10'10")**

Double glazed window, radiator, fitted wardrobes with hanging space,

dressing table and drawers with matching bedside tables, radiator, coving, storage cupboard with shelves and further storage cupboard with shelves and hanging.

#### **Bedroom Two**

**3.67 x 3.24 (12'0" x 10'7")**

Coving, double glazed window and radiator.

#### **Bathroom**

Panel enclosed bath with mixer taps and shower attachment with handles, basin set in a vanity unit, shower cubicle with folding door, fitted shower, tiled walls, radiator and double glazed window.

#### **Separate WC**

Low flush WC, basin with tiled splashback, radiator, coving and double glazed window.

#### **Outside**

#### **Rear Garden**

Wall and fence enclosed rear garden with greenhouse, lawn and patio areas, timber built shed, dual access to front from both sides of the property with covered areas and gates to the front. Integral outside storage cupboard with shelving.

#### **Garage**

**4.80 x 2.66 (max) (15'8" x 8'8" (max))**

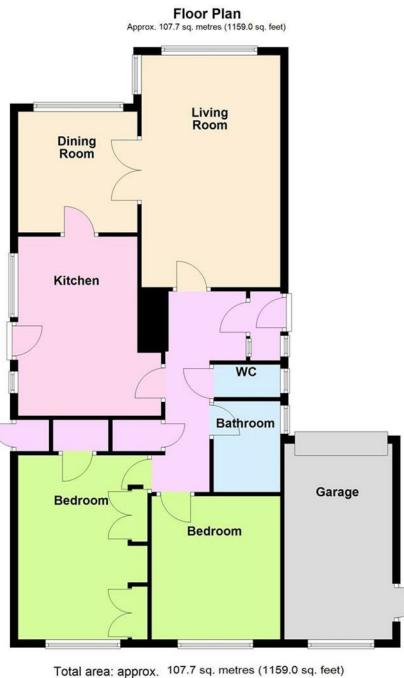
Double glazed window, up and over door, power and light, wall mounted store cupboards and side door leading to the garden.

#### **Front Garden**

Providing off road parking for multiple cars and access to the garage, lawn area with mature shrubs and flowerbeds. Accessed by both sides of the property from the rear garden.



## Floor Plan Exmoor Drive



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	48	

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