



- A rurally located detached bungalow which enjoys a quiet cul de sac setting
- Lounge dining room opening into a garden room / home office
- Attractive fitted kitchen with integrated appliances and granite worktops
- Two bedrooms, ensuite shower and bathroom with shower over bath
- Private driveway parking leading to a decent sized garage with power
- Fully enclosed, secure and level, south facing rear garden



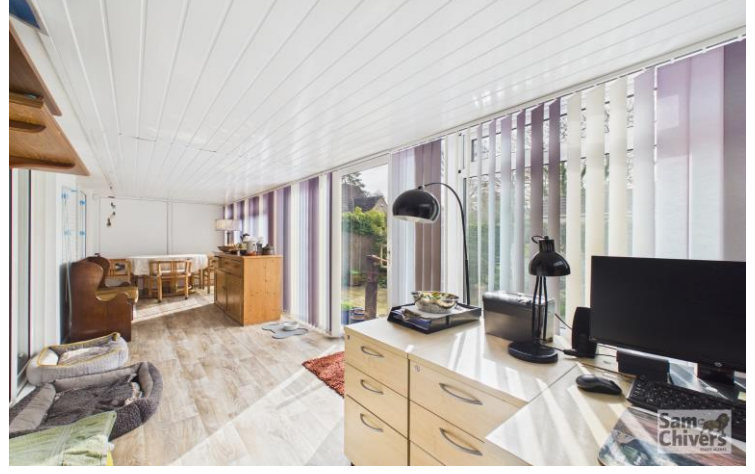
"A very well maintained, detached bungalow located in a quiet, rural cul de sac just seven miles from Bath city centre and on the doorstep to open countryside. Offered for sale with no onward chain".

The accommodation comprises a sheltered entrance porch opening into a central entrance hallway with attractive oak and glazed internal doors. The lounge dining room is a good size with sliding doors leading into a sunny garden room which doubles up nicely as a home office and breakfast area. There is an attractive fitted kitchen with integrated appliances, polished granite worktops and double glazed door which opens onto to an easy access level pathway leading to front. There are two bedrooms, the main bedroom enjoys an ensuite shower room and walk in wardrobe area. The bathroom has a shower over bath and natural oak vanity furniture.

Mains gas central heating and double glazing.

Outside to front is a private drive leading to a decent sized garage with power and lighting. Private gravelled garden to front with side pathway to kitchen and garden. To the rear is a fully enclosed and very secure garden which appreciates a sunny south facing aspect. Agents Note: The main roof has recently been replaced.

**Tenure:** Freehold. **Council Tax Band:** D.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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