



**5 Park Bungalows , Burlescombe, EX16 7JW**  
**Asking Price £195,000**

# *Nestled in the picturesque village of Burlescombe, this delightful two-bedroom bungalow combines cozy interiors with scenic rural surroundings, perfect for those seeking a serene lifestyle.*

## Description

This charming two-bedroom bungalow is nestled in the tranquil village of Burlescombe, offering a blend of cozy living spaces and scenic surroundings.

The property features a spacious living room, complete with a welcoming fireplace and double built-in storage cupboards. The primary bedroom, located at the front of the home, is a bright and airy double room with ample natural light and lovely views of the front garden. Next door, the second bedroom is a generously sized single room that overlooks the serene rear garden.

The bathroom is equipped with a toilet, sink, and a spacious walk-in shower, ensuring both comfort and practicality. The kitchen is a bright, open space with windows framing the rear garden views, and it includes a sink along with room for a cooker. The kitchen also provides access to the lean-to area and a convenient store room, which is equipped with lighting and electricity.

The rear garden is a peaceful retreat, offering beautiful countryside views—a perfect spot to unwind and enjoy nature. This bungalow offers a unique combination of charm, functionality, and a serene rural setting.

## Services

Mains electric, water and drainage

Council Tax Band A

Broadband;

- Standard: 3 mbps

- Superfast: 35 mpbs

Freehold

EPC rated F

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

## Sales enquiries

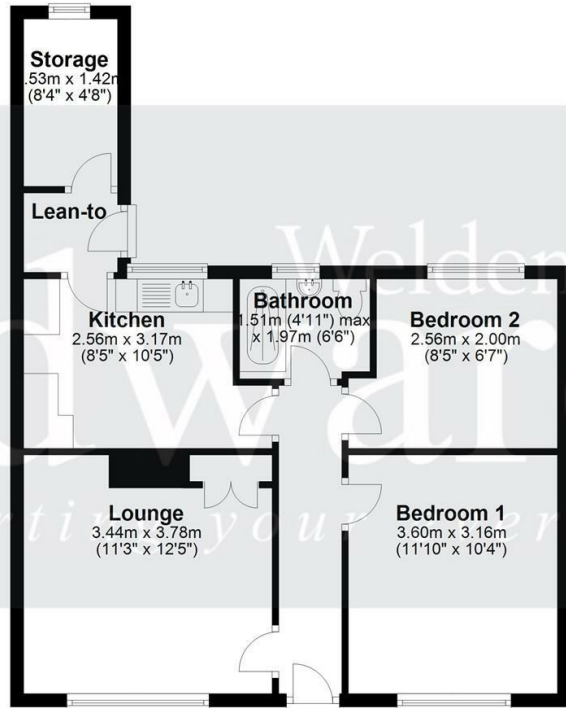
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate. Plan produced using PlanUp.



