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2



C



Description

Robert Luff & Co are pleased to present this extended three double bedroom semi-detached bungalow located in popular Findon Valley. The property is set over two floors with the top floor offering a large master bedroom, with dressing area and en-suite. Downstairs offers two double bedrooms, a lounge, kitchen, separate shower room and W.C and conservatory too. At the rear there is a beautifully kept garden with various mature plants and shrubs and different seating areas too, there is a summer house and garage with power and lighting, the property also offers off road parking. It is located close to local schools and shops, internal viewing advised.

Key Features

- Semi Detached Chalet
- Three Double Bedrooms
- Vendor Suited
- Off Road Parking
- EPC - C
- Extended
- Garage
- Private Rear Garden
- Council Tax Band - D
- Freehold



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Entrance Hall

two storage cupboards, stairs to first floor

Bedroom Two

3.33 x 4.40 (10'11" x 14'5")

Currently used for a dining room

Bedroom Three

3.55 x 2.76 (11'7" x 9'0")

Shower Room

1.63 x 2.25 (5'4" x 7'4")

W.C

0.81 x 1.37 (2'7" x 4'5")

Lounge

4.36 x 3.63 (14'3" x 11'10")

log burner, double glazed door to conservatory

Kitchen

2.52 x 3.62 (8'3" x 11'10")

Conservatory

2.24 x 6.23 (7'4" x 20'5")

Bedroom One

4.44 x 4.40 (14'6" x 14'5")

Measurements to include built in wardrobe, further storage cupboard housing combi boiler, access to dressing area

Dressing Area

1.71 x 7.48 (5'7" x 24'6")

Opening from main bedroom, two Velux windows

En-Suite

1.71 x 2.19 (5'7" x 7'2")

Front Garden

Off road parking with covered area leading to garage, side access path to rear garden

Rear Garden

Garage

5.3 x 2.5 (17'4" x 8'2")

up and over main door, personal door to garden, power and lighting.



Floor Plan Parham Road

Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 118.6 sq. metres (1276.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(40-60)	C		
(21-39)	D		
(1-20)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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