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## Description

We are delighted to offer to the market this beautifully presented, three bedroom detached bungalow, ideally situated in this favoured Salvington location with local schools, shops, parks, bus routes, St. Michael's Catholic Church, and both the A27 and A24 all nearby.

Accommodation offers modern kitchen, living room, conservatory, three good size bedrooms and family bathroom. The property also benefits from an office studio, gym, workshop, a well maintained rear garden and ample off road parking to the front. The property also benefits from a disability ramp that leads into the conservatory.



## Key Features

- Detached Bungalow
- Modern Kitchen & Bathroom
- Double Glazing
- Ample Off Road Parking
- Council Tax Band D
- Three Bedrooms
- Beautiful Garden with Studio & Gym
- Gas Fired Central Heating
- EPC Rating - TBC
- Chain Free





### Entrance Hall

Double glazed door to front, fitted coat hanging area, electric heater and loft access. Loft is part boarded with loft ladder and light.

### Living Room

**3.96 x 3.05 (12'11" x 10'0")**  
Double glazed french doors to garden, tv point and radiator.

### Kitchen

**3.45 x 3.13 (11'3" x 10'3")**  
Double glazed window to side, sink with drainer, integrated dishwasher, integrated washing machine, integrated electric oven, integrated gas hob, cooker hood, cupboard housing central heating boiler, radiator, pantry, breakfast bar and integrated fridge.

### Conservatory

**3.62 x 1.56 (11'10" x 5'1")**  
Double glazed window and doors to rear and side garden and radiator.

### Bedroom One

**4.30 x 3.04 (14'1" x 9'11")**  
Double glazed window to front with shutters, tv point, radiator and fitted wardrobes.

### Bedroom Two

**2.62 x 2.26 (8'7" x 7'4")**  
Double glazed window to side, radiator and fitted wardrobe.

### Bedroom Three

**2.59 x 2.26 (8'5" x 7'4")**  
Double aspect double glazed windows with shutters, radiator and fitted cupboard.

### Shower Room

Double glazed frosted window to side, dual button WC, wet room, electric shower, part tiled walls, free standing bath, single pedestal wash hand basin, extractor fan, airing cupboard and towel rail. The bath in the shower room can easily be removed and taken out to accommodate as a larger shower room.

### Rear Garden

Gated side access on both sides, outside tap, wheelchair ramp, raised vegetable patch, greenhouse, laid to patio, lawn area, plastic storage shed and outside power.

### Office/Studio

**4.40 x 2.25 (14'5" x 7'4")**  
With power and light.

### Gym

**2.78 x 2.16 (9'1" x 7'1")**  
With power, light and tv point.

### Workshop

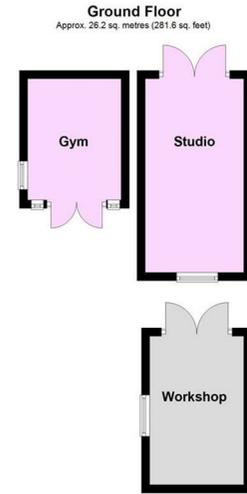
**3.47 x 2.17 (11'4" x 7'1")**  
With power and light.

### Driveway

With parking for multiple vehicles.



# Floor Plan Quantock Road



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	79
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	79
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.

