



## Wantley Road, Findon Valley

- Sought After Findon Valley Location
- Two Bedrooms
- Garage, Westerly Facing Rear Garden
- EPC Energy Rating D (62)
- Council Tax Band - B
- Available Mid June

Fees Apply  
£1,200 Fees Apply

This charming 2-bedroom bungalow is located in the highly desirable area of Findon Valley, offering a peaceful and tranquil lifestyle. The property is a rare gem in the rental market, being semi-detached and providing a high degree of privacy.

Upon entering the property, you will be greeted by a spacious and comfortable lounge measuring 20'3" x 10'9", providing ample space for relaxation and entertainment. The lounge leads to a delightful conservatory, which overlooks the private and well-maintained rear garden.

The property boasts two good-sized bedrooms, perfect for a small family or professionals who require additional space for an office or guest bedroom. The shower room is modern and stylish, and has been recently updated to a high standard.

The bungalow benefits from gas central heating and double glazing throughout, ensuring a warm and comfortable living environment all year round. The garage is an added bonus, providing secure off-street parking and additional storage space.

The local shopping parade in the Valley offers a variety of shops, including a supermarket, pharmacy, and bakery. For those who prefer to travel by public transport, bus services

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Sliding Door To  
Entrance Porch, Further Door To  
Entrance Hall  
Built in cupboard.

**Lounge 20'3" x 10'9" (6.17m x 3.28m)**  
Two radiators, sliding door to conservatory.

**Conservatory 17'5" x 6'11" (5.31m x 2.11m)**  
Sliding door to rear garden.

**Kitchen 9'4" x 7'6" (2.84m x 2.29m)**  
Wall and base units, door to washing machine, tumble drier, electric cooker, fridge and freezer (please note that these five appliances will not be maintained or replaced by the landlord).

**Bedroom One 12'10" to front of wardrobe x 10'2" (3.91m to front of wardrobe x 3.10m)**  
Radiator, raised bay with double glazed window, built in wardrobe.

**Bedroom Two 10'6" x 8'2" (3.20m x 2.49m)**  
Radiator, double glazed window.

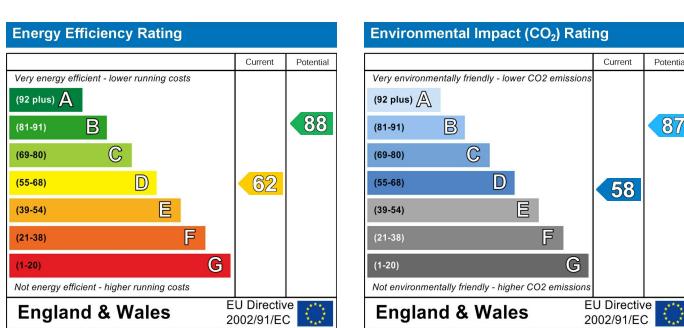
**Shower Room**  
Corner shower cubicle, W.C, wash hand basin, double glazed window, airing cupboard with hot water cylinder, radiator.

**Outside**  
Gardens to front and rear, the rear is West facing.

**Garage**



## Floorplan



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.