



Instinct Guides You



## Pauls Way, Crossways £345,000

- Two Double Bedrooms
- Village facilities. Shops, Pub etc
- Off Road Parking with Garage
- Detached Bungalow
- Modern Shower Room
- Spacious Kitchen/Diner
- Beautifully Presented
- Sizeable Garden



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Located in the well-regarded village of Crossways, this detached bungalow with a garage and two double bedrooms offers a well-designed and comfortable living space. The home features a spacious living room, a modern open-plan kitchen and dining area, two generously sized bedrooms, and a stylish, updated shower room.

Externally, the property benefits from a private driveway offering off-road parking, a separate garage equipped with power, pitched roof and a sizable rear garden.

Upon entry, the front door opens to a welcoming hallway that includes built-in storage options, an airing cupboard, and access to the loft. On the right side of the hallway are both double bedrooms, each well-lit thanks to large windows and offering ample room for furnishings.

The living room enjoys plenty of natural light through dual-aspect double-glazed windows and features a decorative fireplace. An open arch connects this space to the kitchen, which comes equipped with coordinated wall and base units, a gas hob with extractor, a wall-mounted boiler, and designated spaces for other appliances.

The shower room is contemporary in style, including a large walk-in shower, toilet, wash basin and a heated towel rail for added comfort.



## Room Dimensions

Lounge 16'4" x 9'10" (5.00 x 3.00)

Kitchen/Diner 13'11" x 9'1" (4.25 x 2.77)

Bedroom One 12'0" max x 10'10" (3.66 max x 3.31)

Bedroom Two 12'0" max x 10'4" (3.66 max x 3.17)

Bathroom 6'5" x 5'6" (1.96 x 1.69)

Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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