

### *The Accommodation*

- CONVENIENT VILLAGE LOCATION CLOSE TO SHOPS, BUS SERVICES, LOCAL PRIMARY SCHOOL, CHURCH HOUSE INN & SURROUNDING WALKS
- AMPLE PARKING, 2 DRIVEWAYS AND A DETACHED GARAGE
- SURROUNDING GARDENS & TERRACES
- VERSATILE FAMILY ACCOMMODATION
- PORCHWAY TO HALLWAY
- LOUNGE WITH CONSERVATORY & TERRACE OFF
- 2 BEDROOMS ON GROUND FLOOR
- BATHROOM & WC ON GROUND FLOOR
- KITCHEN/DINER WITH REAR PORCH
- 2 BEDROOMS, SHOWER ROOM & WC & WALK-IN STOREROOM ON FIRST FLOOR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS & DOORS
- UNDERHOUSE STORAGE HOUSING THE BOILER

DBN4417



### *Brief Description*

A detached family dormer bungalow, occupying a corner plot with ample parking and being in the popular location of Marldon with local shops, transport links, primary school and Church House Inn within this village location and with some country walks surrounding. There are stunning views across the fields towards the moors from some of the rooms.

The property has been extended in the past to create spacious, versatile accommodation and would be ideal as a family home. The accommodation comprises entrance porch to hallway, 2 bedrooms, bathroom & w.c., lounge with conservatory off and kitchen/breakfast room on the ground floor, with 2 bedrooms, shower room and walk-in storeroom on the first floor in the dormer with views towards the moors.

There is ample parking on 2 driveways and a garage, with secluded surrounding gardens and terraces.



**A SPACIOUS  
4 BEDROOMED DORMER  
BUNGALOW WITH A  
CONSERVATORY ON A  
CORNER PLOT IN  
MARLDON**





Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 59      | 76        |

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GARAGE  
15'5 x 10'7  
4.7m x 3.2m

BEDROOM  
11'5 x 10'  
3.5m x 3.1m

BATHROOM

PORCH

HALL

BEDROOM  
12'1 x 11'2 max  
3.7m x 3.4m max

LOUNGE/DINING ROOM  
17'10 x 12'7  
5.4m x 3.8m

CONSERVATORY  
12'6 x 11'3  
3.8m x 3.4m

KITCHEN  
13'8 x 12'7 max  
4.2m x 3.8m max

LANDING

STORAGE

BEDROOM  
15'10 x 13'7  
4.8m x 4.1m

SHOWER ROOM  
6'11 x 4'8  
2.1m x 1.4m

BEDROOM  
16'6 max x 12'2 max  
5.0m max x 3.7m max

GROUND FLOOR

1ST FLOOR

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