

### *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.



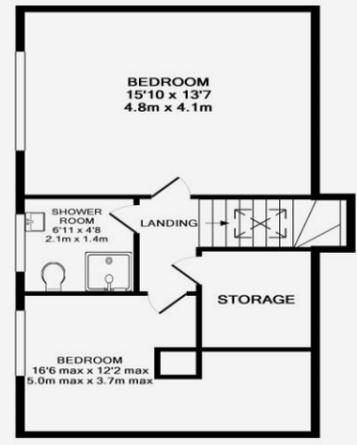
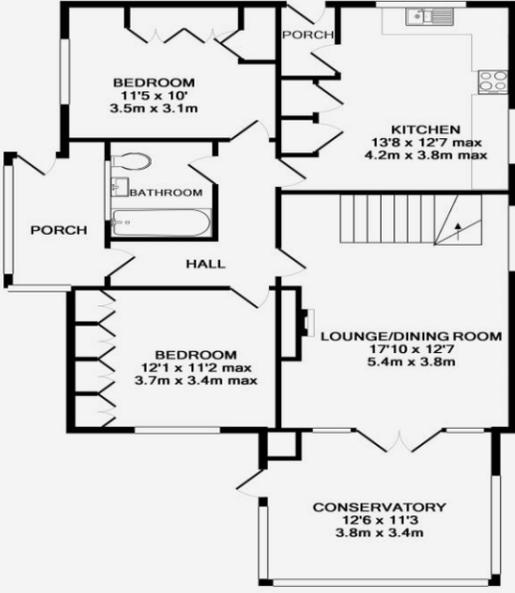
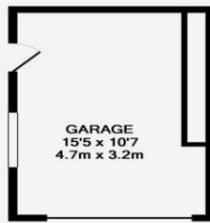
**A SPACIOUS  
4 BEDROOMED DORMER  
BUNGALOW WITH A  
CONSERVATORY ON A  
CORNER PLOT IN  
MARLDON**



# Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>76</b>
(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>59</b>	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor Surveyor References to the Tenure of a property are based on information supplied by the Seller. The agents has not ad sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.  
 DATA PROTECTION ACT 1998. Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member and Property Sharing Experts for the purpose of Providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes please notify your estate agent.



Made with Metropix ©2016

