



Churston Place,
Sneyd Green

 **OneAgency**

01782 970222

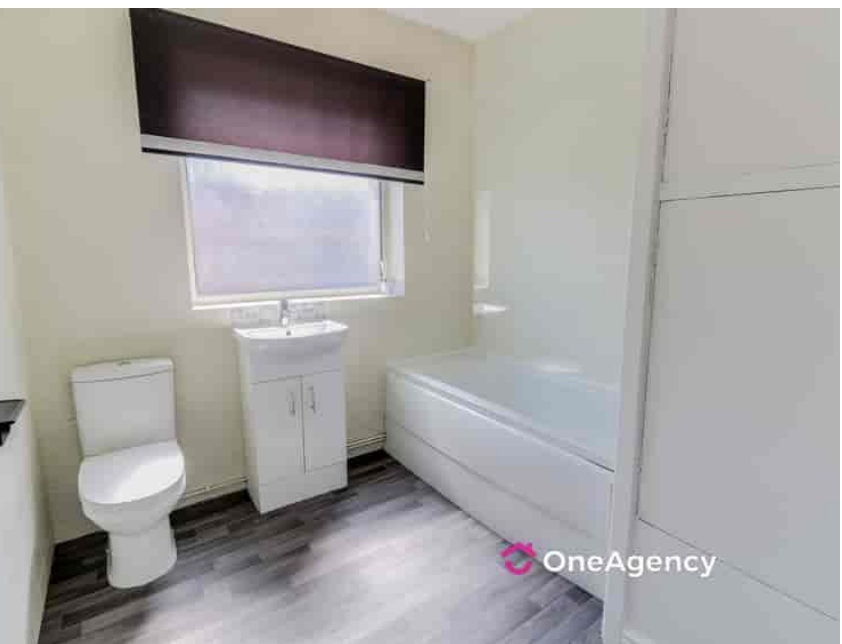
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Offers in Excess of £250,000

An impressive detached bungalow sitting at the top of a cul-de-sac in the popular location of Sneyd Green. The property benefits from spacious accommodation and could be used with three or four bedrooms, generous plot and detached brick built garage. Located close to amenities, schools and commuter links. An ideal property for someone looking to upsize to turn this property into a family home. Viewing is highly advised. No Chain!





Ground Floor

Hallway

5.20m x 3.73m (17' 1" x 12' 3") Entered through the front door, radiator and carpet flooring.

Lounge

4.85m x 3.65m (15' 11" x 12' 0") A window to the rear, electric fireplace and surround, radiator and carpet flooring.

Kitchen

3.61m x 3.35m (11' 10" x 11' 0") A range of wall base units with worktop, stainless steel sink basin, integral oven and electric hob, storage cupboard, radiator and vinyl flooring.

Lobby

1.67m x 1.03m (5' 6" x 3' 5") Rear door to the garden and vinyl flooring.

Utility Space

1.51m x 1.18m (4' 11" x 3' 10") Plumbing for a washing machine, space for a dryer and vinyl flooring.

Dining Room/Bedroom Four

4.28m x 3.64m (14' 1" x 11' 11") A window to the front, radiator and carpet flooring.

Bedroom One

4.18m x 3.05m (13' 9" x 10' 0") A window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

3.94m x 3.07m (12' 11" x 10' 1") A window to the side, radiator and carpet flooring.

Bedroom Three

3.97m x 2.78m (13' 0" x 9' 1") A window to the side, radiator and carpet flooring.

External

Front - A paved patio driveway providing off road parking for multiple vehicles, lawned section and fenced border.

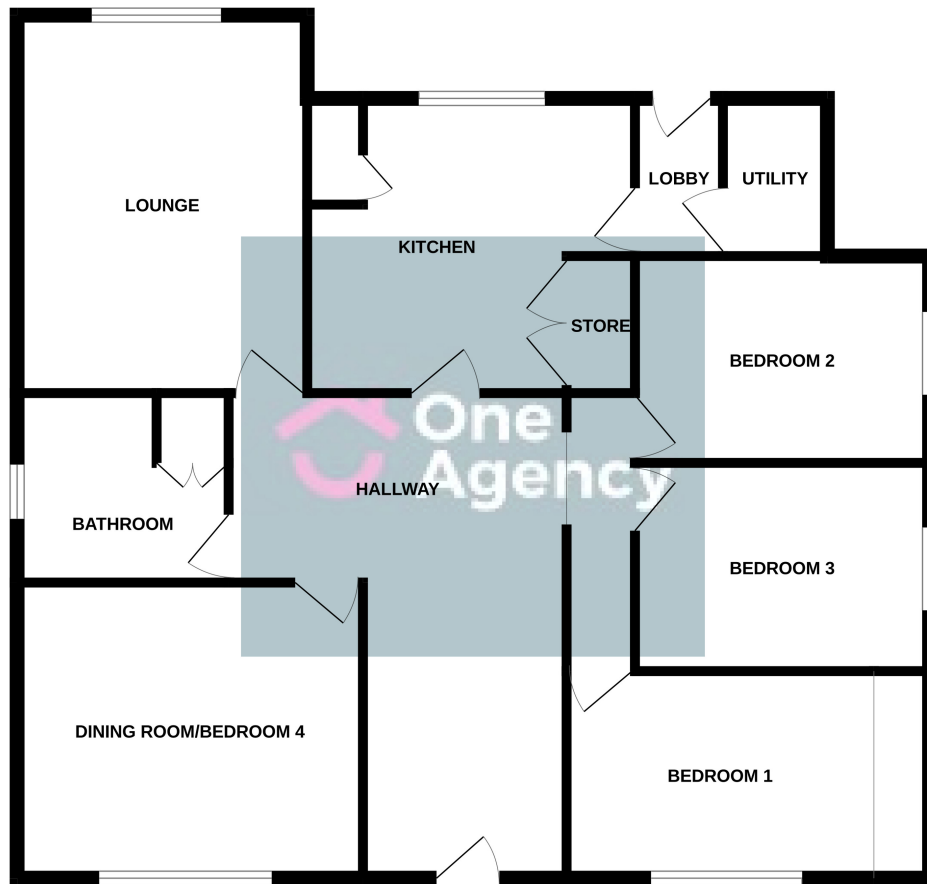
Rear - A paved patio area, lawned section and shrub borders.

Detached Garage

5.53m x 2.75m (18' 2" x 9' 0") A brick built garage with up and over door with electric power.




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			8
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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