

**Sold**



4 BEDROOM DETACHED BUNGALOW | TRENT CRESCENT, SN12 | **£400,000**

## DESCRIPTION

Situated on a good size corner plot this lovely detached bungalow offers generously proportioned and well presented accommodation with a lovely outlook towards parkland. The front porch opens to a very spacious reception area which could double as a dining area and leads to a large living room with feature fireplace, a dining room which could be utilised as a fourth bedroom, fitted kitchen / breakfast room, three further bedrooms, laundry / utility room, bathroom and WC / shower room.

Externally there are lawned gardens which stretch from the front to the side, whilst to the rear there is a private paved low maintenance garden. A driveway provides parking for 2 cars and leads to a detached single garage.

Offered with no onward chain.

Ideally situated in a well established residential location to the North of the town centre, this property provides superb access to a wide range of local amenities and through routes, including the nearby A350.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: D  
All mains services connected

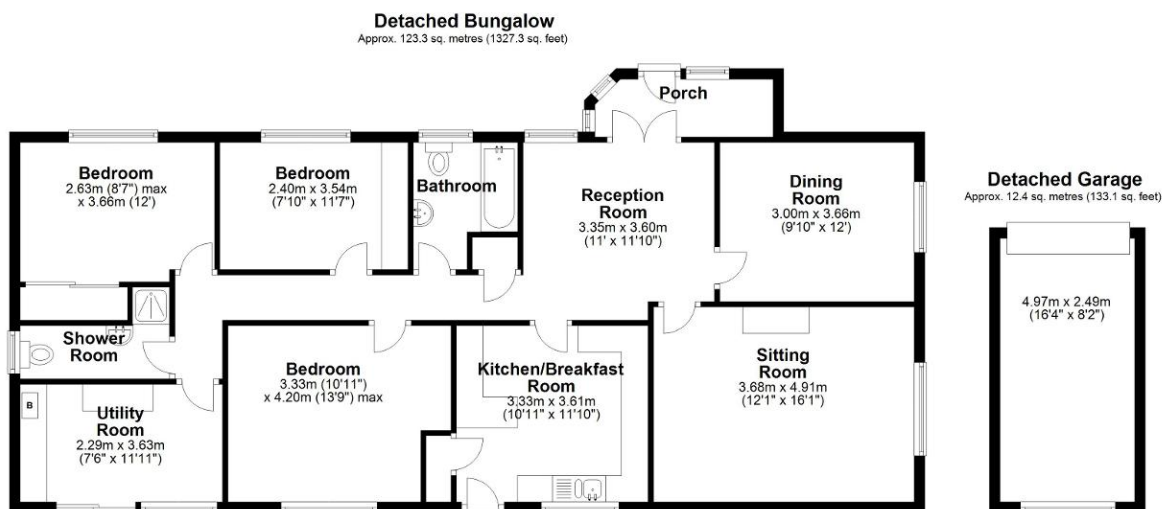


## KEY FEATURES

- Detached bungalow
- 3-4 bedrooms depending on configuration
- Useful utility room
- Low maintenance gardens
- Detached garage and driveway
- Large corner plot
- Fitted kitchen / breakfast room
- Bathroom and separate shower room
- Lovely open aspect to parkland
- No onward chain







Total area: approx. 135.7 sq. metres (1460.4 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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