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## *Offers in Excess of £200,000*

*Eldoret, Loscombe Lane, Four Lanes, TR16 6LP*



- FOUR DOUBLE BEDROOMS
- CASH PURCHASERS ONLY
- DEVELOPMENT POTENTIAL
- GOOD SIZED GARDENS
- POTENTIAL PLOT
- GARAGE AND PARKING
- VIEWS TOWARDS COAST
- BACKING ONTO FARMLAND

A well-proportioned detached four double bedroom bungalow on the outskirts of Four Lanes and backing onto open farmland with view towards the coast. There are surrounding gardens with a detached single garage and further parking for up to four vehicles. The property is in need of a degree of refurbishment to most areas. The accommodation comprises of:- Entrance Porch, Entrance Hall, Lounge, Dining Room, Conservatory Kitchen, Utility Porch, Four Double Bedrooms, Shower Room and Separate WC. The property has had several electric radiators installed and still retains an open fire to the lounge and dining room (not currently used). The property benefits from a solar water heating system which supplements the immersion heater on the hot water cylinder. EPC: G.



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# Eldoret, Loscombe Lane, Four Lanes, TR16 6LP

Approached via a tarmac driveway with steps up to a single glazed door opening into:-

## ENTRANCE PORCH

Glazed to three sides with a door opening to:-

## ENTRANCE HALL

A wide hallway with doors to all reception rooms, bedrooms, WC and the Shower Room. There is an electric radiator and loft access hatch.

## LOUNGE

21'0" x 15'3" (6.40m x 4.65m)

A generously proportioned lounge with double glazed windows to two sides, double glazed patio door to the conservatory, an electric radiator and a feature open fire place.

## DINING ROOM

15'1" x 10'4" (4.60m x 3.15m)

There is a feature fireplace with inset electric fire, an electric radiator, a door to the kitchen and a double glazed patio door opening to:-

## CONSERVATORY

20'9" x 5'5" (6.32m x 1.65m)

A useful addition to the property and is of metal construction with single glazing. There is a sliding door opening to the rear garden.

## KITCHEN

10'3" x 9'7" (3.12m x 2.92m)

In need of some modernisation but comprising of a range of eye level and base units with work surface over, tiled splash back, inset single bowl stainless steel sink with side drainer, space for an electric cooker, space for an upright fridge freezer, double glazed window to the rear and a door to:-

## UTILITY PORCH

8'5" x 6'9" (2.57m x 2.06m)

Glazed to three sides with a tiled floor, plumbing for a washing machine and a further utility space. Door to the side garden.

## CLOAKROOM/WC

There is a close coupled WC, a pedestal mounted wash hand basin and a double glazed window to the side.

## SHOWER ROOM

There is a recently installed double shower cubicle with an electric shower over, pedestal mounted wash hand basin and a double glazed window to the rear. There is a built in storage cupboard housing the domestic water cylinder and a further storage cupboard.

## BEDROOM ONE

12'10" x 7'0" (3.91m x 2.13m)

A well-proportioned double bedroom with a double glazed window to the side.

## BEDROOM TWO

12'0" x 10'5" (3.66m x 3.18m)

A good sized second double bedroom with a double glazed window to the front.

## BEDROOM THREE

12'3" x 10'5" (3.73m x 3.18m)

A large third double bedroom with a double glazed window to the front.

## BEDROOM FOUR

12'10" x 7'0" (3.91m x 2.13m)

A useful fourth double bedroom with a double glazed window to the side, built in wardrobe and an electric radiator.

## OUTSIDE

### FRONT GARDEN

The front garden is bounded by walling and has a variety of mature tree and shrub planting creating a good degree of privacy.

### SIDE GARDEN

There is a good sized area to the side of the bungalow with a greenhouse, and a timber shed. This area was formerly used for cultivation of vegetable and fruit and could comprise a building plot subject to consent.

### REAR GARDEN

Well-proportioned and mostly laid to lawn with a paved seating area, mature shrub and tree planting and views across open farmland to the coast.

### GARAGE

Single sized with double opening doors.

### OFF ROAD PARKING

There is off road parking on the driveway for up to four vehicles.

### AGENTS NOTE

This property is available to cash purchasers only due to its construction type. A copy of the report is available to view on request.

It should be noted that the property has undergone an asbestos survey and material that represents a low risk has been found in the stud walls and does not currently require any further measures.

### ENERGY EFFICIENCY RATING

This property has been rated as G (22) with a potential rating of E (45).

