



Davenant Close

Gillingham • Dorset • SP8 4SL


Property & Land Agents



■ DESCRIPTION

An immaculately presented two-bedroom semi-detached bungalow situated in a quiet desirable cul-de-sac location in a sought-after Wyke area of Gillingham. The property benefits from a L shaped entrance hallway leading to a spacious sitting room/dining room with a wood burning stove, a bright and airy kitchen, modern bathroom, two good size double bedrooms, a private low maintenance front and rear garden, garage, and driveway parking for several vehicles. Viewing is highly recommended to really appreciate the inside space and the easy to maintain gardens, as well as the desirable location.

■ **PORCH** Storm porch leading to UPVC double glazed front door with obscure glazed pane.

■ **ENTRANCE HALL** The main entrance is located to the side of the bungalow and opens into a nicely proportioned and inviting entrance hall. Access to the loft space, radiator, telephone points, airing cupboard housing hot water cylinder and shelving above, wood effect laminate flooring and doors leading to all rooms.

■ **SITTING/DINING ROOM** Spacious room with leaded lattice design UPVC double glazed window to the front aspect overlooking the front garden, two radiators, television point, and wood effect laminate flooring, open fireplace with newly fitted wood burning stove, timber mantel and stone hearth

■ **KITCHEN** Fitted with a range of modern gloss wall and base units with worktops over, one and half bowl sink unit with drainer and mixer tap, tiled splashback, built in electric oven with five ring gas hob, and extractor fan above, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring, wall mounted gas fired central heating boiler, UPVC double glazed window overlooking the rear and door leading out to the garden.





■ **BEDROOM ONE** Cosy room with UPVC leaded lattice double glazed window overlooking the front garden, radiator and wood effect laminate flooring.

■ **BEDROOM TWO** Good size room, fitted double wardrobe with sliding doors, radiator, UPVC double glazed window overlooking the rear garden.

■ **BATHROOM** Fitted with a modern suite comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC, wood effect laminate flooring, radiator, and obscured double glazed window to the side elevation.

OUTSIDE

■ **FRONT GARDEN** The gardens have been landscaped for minimal maintenance with the front being laid to gravel and planted with a variety of shrubs.

■ **REAR GARDEN** The private rear garden is mostly laid to paving for ease of maintenance with shrub and flower borders all enclosed by low level stone wall and close board wooden fencing.



FEATURES

- Well Presented Semi-Detached Bungalow
- Two Double Bedrooms
- Large Sitting Room/Dining Room
- Bathroom
- Private Easy to Maintain Rear Garden
- Sought After Area of Gillingham
- Walking Distance to Local Amenities
- Workshop/Garage & Store/Workshop
- Garage and Driveway Parking for Several Vehicles



KingsLand Property & Land Agents • The Tythings Commercial Centre • Southgate Road • Wincanton • Somerset • BA9 9RZ

T: 01963 34455 • E: sales@kingslandproperty.com • W: kingslandproperty.com



■ **GARAGE** To the side of the bungalow there is a garage with an up and over door, light and power plus rafter storage, and a personnel door leading out to the garden. The driveway in front of the garage offers parking for several vehicles.

■ **LOCATION** The property is within a short walk to local facilities, which include a One Stop shop with a post office, hairdressers and computer shop. The town centre and mainline train station are also within easy reach as are some beautiful countryside walks. The North Dorset town of Gillingham offers the amenities of a major town, while retaining all the charm of rural Dorset. The town has a wide range of facilities, including Waitrose, Asda, Lidl superstores, a doctor's surgery, dental practice, pharmacies, local shops, boutiques and a well-connected railway station. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the southwest.

■ **SERVICES** Mains Water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations. Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **COUNCIL TAX BAND C**

■ **TENURE** Freehold

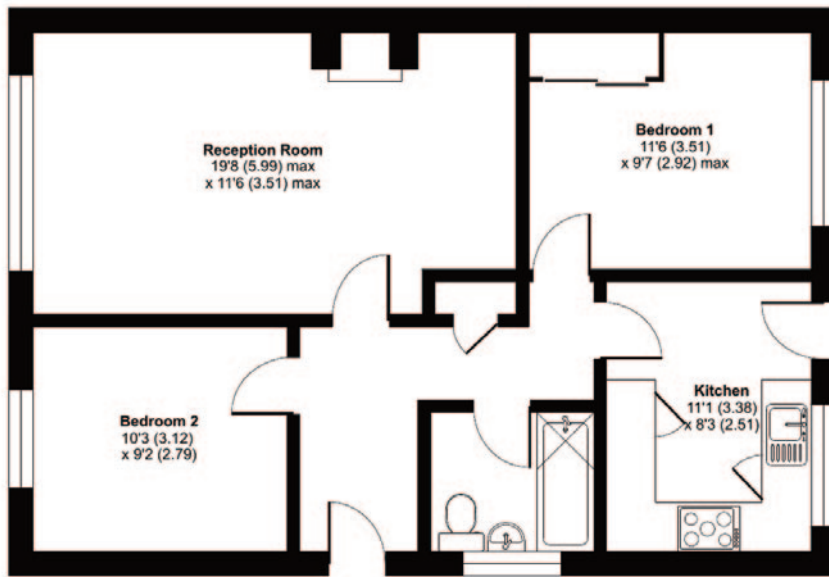
■ **VIEWING** Strictly by appointment through the agents.



18 Davenant Close

Gillingham • Dorset • SP8 4SL

FLOOR PLANS



GROUND FLOOR

Davenant Close, Gillingham, SP8

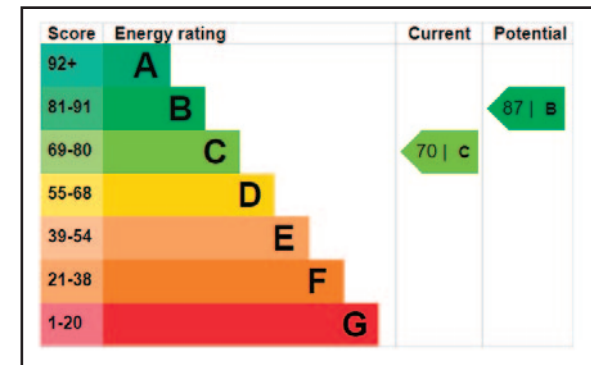
Approximate Area = 670 sq ft / 62.2 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 806 sq ft / 74.8 sq m
For identification only - Not to scale



FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 957757





Easy to Maintain Rear Garden



18 Davenant Close Gillingham
Dorset • SP8 4SL



KingsLand Property & Land Agents • The Tythings Commercial Centre • Southgate Road • Wincanton • Somerset • BA9 9RZ

T: 01963 34455 • E: sales@kingslandproperty.com • W: kingslandproperty.com