



Bulphan £700,000



Rodings, Lower Dunton Road, Bulphan, Essex, RM14 3TD

A TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN GROUNDS OF APPROXIMATELY 0.4 ACRES (STLS) IN THIS POPULAR SEMI RURAL LOCATION WHICH HAS HUGE POTENTIAL TO REARRANGE AS A FOUR BEDROOM PROPERTY OR EXTEND SUBJECT TO PLANNING CONSENT. SOME FINISHING REQUIRED. EPC: D.

- ❖ ENTRANCE HALL
- ❖ SITTING ROOM
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ TWO BEDROOMS
- ❖ SUMMERHOUSE/STUDIO
- ❖ SUPERB POTENTIAL
- ❖ LOUNGE
- ❖ DINING ROOM
- ❖ UTILITY ROOM
- ❖ BATHROOM AND SHOWER ROOM
- ❖ GROUNDS OF APPROXIMATELY 0.4 ACRES (STLS)

CANOPIED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator. Coved ceiling. Fitted carpet. Power points. Decorated with dado rail.

SITTING ROOM 17' 4" x 16' 0" (5.28m x 4.87m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature double sided fireplace and hearth.

INNER HALL

Inset lighting to ceiling. Tiled flooring. Open to utility room. Door to:

UTILITY ROOM 8' 4" x 5' 2" (2.54m x 1.57m)

Double glazed windows to front and side. Inset lighting to ceiling. Tiled flooring. Power points. Range of base level units with complimentary work surfaces. Inset sink unit with mixer tap. Tiled splashbacks. Double glazed door to garden.



BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls with border tile.

LOUNGE 28' 5" x 13' 6" (8.65m x 4.11m)

Bi-fold doors to garden. Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Feature double sided fireplace with log burner. Open to:

DINING ROOM 16' 10" x 14' 3" (5.13m x 4.34m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

KITCHEN/BREAKFAST ROOM 19' 5" x 11' 4" > 8' 9" (5.91m x 3.45m > 2.66m)

Double glazed window to rear. Radiator. Coved ceiling. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Boiler (Not tested). Double glazed patio doors to garden.

BEDROOM ONE 14' 11" x 14' 1" (4.54m x 4.29m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.



BEDROOM TWO 13' 0" x 7' 6" (3.96m x 2.28m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Double shower cubicle with mixer shower.

GROUNDS

The property is situated centrally within grounds of approximately 0.4 acres (STLS) which is mainly laid to lawn. Own driveway providing parking for numerous vehicles. Log store and shed.

SUMMERHOUSE

MAIN ROOM 17' 11" x 10' 8" (5.46m x 3.25m)

Double glazed windows to front. Coved ceiling with inset lighting. Wood flooring. Power points. Kitchen area with base and eye level units and inset sink with mixer tap. French doors to garden.

SECOND ROOM 10' 7" x 7' 4" (3.22m x 2.23m)

Double glazed window to front. Coved ceiling. Power points. Built in cupboard. Door to partially installed en-suite.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D.

AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing. 6. We understand that the vendor is having a new water connection as currently the supply is shared. 7. We understand there is a right of way for the maintenance of services to the neighbouring property.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		