



Street View

A spacious 1,142 square feet three storey 3/4 bed maisonette with own entrance situated close to Winton Recreational Ground, popular local schools. Convenient for Charminster, Winton and Moordown high streets and travel routes to Bournemouth and Poole.

The accommodation offers 16'8" master bedroom, two further double bedrooms, study/nursery, first and second floor landings, ground floor entrance hall, modern kitchen and bathroom, 17'10" lounge/diner and 14'1" reception two/bedroom two.

The property also benefits from gas fired central heating, UPVC double glazing, driveway parking, and the freehold for the building.

The vendors have upgraded and extended the accommodation. There is plumbing ready for a bathroom to be fitted in the nursery/study on the second floor.



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ACCOMMODATION

Entrance Via:

Composite front door with storm porch to:

Ground Floor Entrance Hall: 9' 8" x 6' 11" (2.94m x 2.11m)

Inset spot lights, smoke alarm, radiator, cupboard housing electric consumer unit and meter, feature tiled floor, stairs to:

First Floor Landing: 22' 11" x 5' 8" (6.98m x 1.73m)

Coved ceiling, smoke alarm, radiator, laminate flooring, stairs to second floor, doors to accommodation.

Lounge/Diner: 17' 8" x 11' 1" (5.38m x 3.38m)

Coved ceiling, double glazed window to side aspect, radiator, TV point.

Reception Two/Bedroom Two: 14' 1" x 12' 11" (4.29m x 3.93m)

Coved ceiling, double glazed bay window to side aspect, radiator, TV point.

Kitchen: 11' 8" x 6' 0" (3.55m x 1.83m)

Double glazed windows to front aspect, range of eye and base units, oak work surfaces, integral electric oven with four ring gas hob and hood over, one and a half bowl sink drainer with mixer tap over, space for fridge freezer, wine rack, tiled splash back, radiator.

Bedroom Three: 11' 8" x 9' 11" (3.55m x 3.02m)

Coved ceiling, double glazed window to front aspect, radiator, cupboard housing gas fired

boiler serving the central heating and hot water systems.

Bathroom: 6' 4" x 5' 6" (1.93m x 1.68m)

Coved ceiling, obscured double glazed window to side aspect, fully tiled walls, panelled bath with glazed shower screen and mixer shower attachment over, chrome ladder style towel radiator, pedestal wash hand basin, low level W. C..

Second Floor Landing: 16' 4" x 6' 1" (4.97m x 1.85m)

Smoke alarm, Velux Window, doors to accommodation.

Bedroom One: 16' 8" *narrowing to* 13' 1" (5.08m to 3.98m) x 13' 8" (4.16m)

Part sloped ceiling, three Velux windows, two radiators.

Bedroom Four: 12' 10" x 7' 1" (3.91m x 2.16m)

Part sloped ceiling, Velux window, radiator, door to eaves storage.

Study / Nursery: 7' 2" x 6' 9" (2.18m x 2.06m)

Part sloped ceiling, radiator, Velux window, door to eaves storage. This room has all the plumbing needed to fit a second floor bathroom should the new owner wish.

Tenure:

Freehold with a long 149 year lease (approx) granted to the ground floor flat.

Externally:

A drive provides off road parking which leads to the own entrance of the property.





Ground Floor Entrance Hall



Stairs Up From Ground Floor Entrance Hall



Lounge/Diner



Lounge/Diner



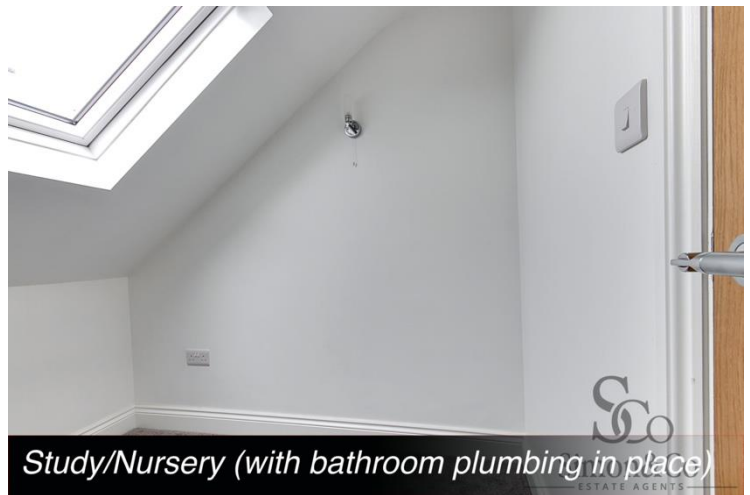
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Stairs (Second Floor Down to Ground Floor)

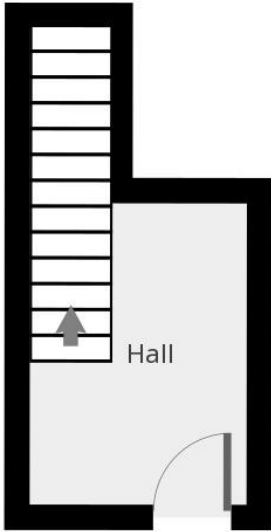


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Ground Floor



Energy performance certificate (EPC)

Flat 2 11, Tynes Road BOURNEMOUTH BH9 1JH	Energy rating C	Valid until 18 March 2030 Certificate number 9818-6005-6257-5196-2210
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Property type: Top-floor maisonette

Total floor area: 114 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-performance-certificate-certificates-for-rental-properties) (<https://www.gov.uk/guidance/energy-performance-certificate-certificates-for-rental-properties>).

Energy efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

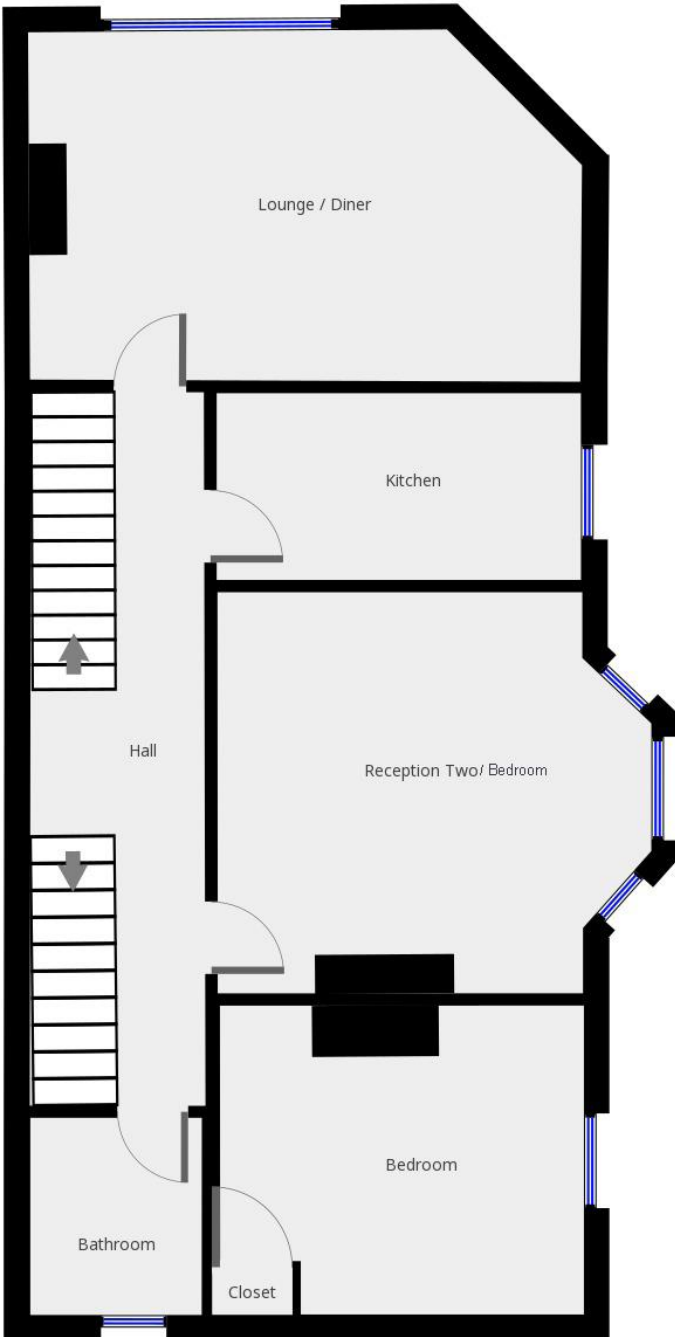
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	71	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://energyperformancecertificate.gov.uk/energy-certificate/9818-6005-6257-5196-2210/summary>

1st Floor



2nd Floor

