



**13 Saxonhurst Road  
Bournemouth, BH10 6JD**



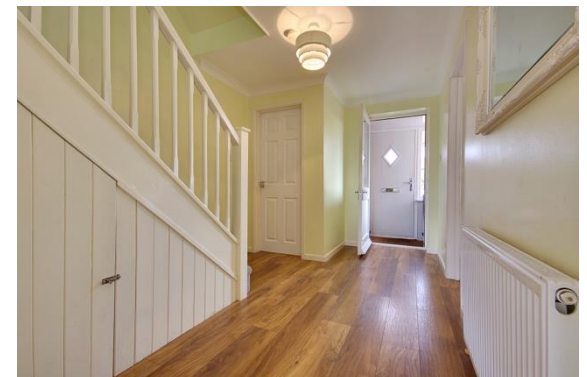
# Property overview

## Guide Price £550,000

An attractive four bedroom detached house situated in the popular Northbourne area situated in the sought after Hill View School catchment, and convenient for local river walks, the local high street, and travel routes to Bournemouth and Poole.

The accommodation offers entrance porch, hallway, downstairs W.C., lounge, dining area open plan with kitchen area, conservatory, first floor landing, four bedrooms (all able to accommodate double beds), main bathroom, and en-suite to master.

The property also benefits from generous frontage providing off road parking for multiple vehicles, integral garage, rear patio and garden (with additional decking areas and useful outbuilding - ideal for home office / gym etc.), gas fired central heating, and double glazing.



# Accommodation

Entrance Via:  
Composite door to:

Porch: 4' 5" x 2' 7" (1.35m x 0.79m)  
Windows to side and front aspects, inset door mat, door to:

Hallway: 12' 7" x 8' 0" max (3.83m x 2.44m)  
Smoke alarm, under stairs cupboard providing storage, radiator, doors to accommodation, stairs to first floor, door to:

Kitchen Area: 20' 0" max x 12' 5" max (6.09m x 3.78m)  
Irregular shape, window to rear aspect, range of base and wall units, roll edged work surfaces, one and a half bowl sink/drainers with mixer tap over, electric oven with four ring gas hob and hood over, part tiled walls, integrated dish washer, two radiators, slim line larder style cupboards with central space for American style fridge/freezer, laminate flooring, door to rear garden, door to integral garage, open plan with:

Dining Area: 10' 9" x 9' 0" (3.27m x 2.74m)  
Laminate flooring, French doors to conservatory, feature glazed doors with side lights to:

Lounge: 16' 0" x 11' 9" (4.87m x 3.58m)  
Shelf bay window to front aspect, TV point, radiator, laminate flooring, door from hallway.

Conservatory: 13' 2" x 10' 2" (4.01m x 3.10m)  
Pitched and insulated roof, cavity dwarf wall, windows to side and rear aspects, French doors to side aspect leading to patio and rear garden, power and light, TV point.

First Floor Landing: 10' 0" x 9' 0" (3.05m x 2.74m)  
Smoke alarm, radiator, airing cupboard (housing hot water tank with slatted shelving over), hatch to loft, doors to accommodation.

Bedroom One: 16' 5" x 8' 2" plus wardrobes (5.00m x 2.49m)  
Window to front aspect, radiator, range of wardrobes (providing with hanging, shelving and storage space), door to:

En-Suite: 10' 2" x 4' 9" (3.10m x 1.45m)  
Obscured window to rear aspect, glazed shower enclosure with mixer shower over, W.C., fitted storage with roll edged work surface, wash hand basin and mirror over, wall units.

Bedroom Three: 13' 0" x 10' 9" (3.96m x 3.27m)  
Window to rear aspect, radiator.

Bedroom Two: 12' 2" x 10' 8" plus recess (3.71m x 3.25m)  
Window to front aspect, radiator.

Bedroom Four: 9' 1" max x 8' 2" max (2.77m x 2.49m)  
Window to front aspect, radiator, wardrobe providing hanging and storage space.

Main Bathroom: 9' 0" x 6' 7" (2.74m x 2.01m)  
Window to rear aspect, pedestal wash hand basin, W.C., chrome ladder style towel radiator, glazed corner shower enclosure with hand and overhead shower over, feature tiled wall, contemporary freestanding island bath.

Integral Garage: 15' 5" x 10' 3" (4.70m x 3.12m)  
Up and over door, power and light, electric consumer unit, Worcester boiler, space and plumbing for washing machine with space for tumble dryer over.

Externally Front:  
Block paved driveway and shingle area providing off road parking for several vehicles, paths lead down both sides to:

Rear Garden:  
Good sized patio area, mainly hard to lawn with raised shrub borders, additional decking areas, lean-to shed and access to:

Outbuilding / Home Office / Garden Room: 13' 8" x 8' 1" (4.16m x 2.46m)  
Solid construction, power and light.

# Photography













# Floor Plan



# EPC

11/02/2022, 23:24

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
13, Saxonhurst Road BOURNEMOUTH BH10 6JD	Energy rating <b>D</b>	This certificate expired on: 7 April 2021 Certificate number: 8539-6624-8820-1538-3906

Property type	Detached house
Total floor area	120 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

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

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

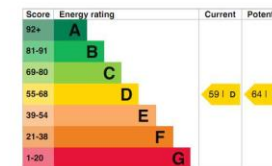
The graph shows this property's current and potential energy efficiency.

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8539-6624-8820-1538-3906/print.html>

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# Contact

Tel: **01202 805 806**

Email: **hello@simonandcoproperty.co.uk**

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