

# 3 Cooper Dean Drive Bournemouth, BH8 9LN



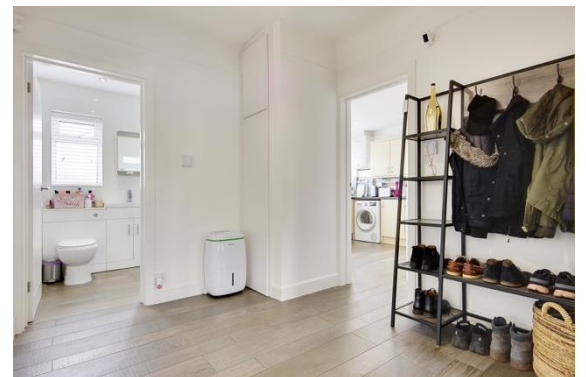
# Property Overview

## Guide Price £315,000

A very well presented two double bedroom ground floor purpose built flat with garden situated in the popular Queens Park/Cooper Dean area convenient for access to Bournemouth Town Centre, Castlepoint, JP Morgan, Littledown and Bournemouth Hospital.

The accommodation offers entrance porch, hallway, living room, kitchen, modern bathroom, two double bedrooms, en-suite to master and rear porch.

The property also benefits from own rear garden, parking for multiple vehicles, garage, double glazing, and gas fired central heating, Share of freehold.



# Accommodation

## Entrance Via:

UPVC double glazed door to entrance porch which has windows to side, front and rear aspects, front door to:

Hallway: 18' 8" max x 9' 1" max (5.69m x 2.77m)

Smoke alarm, cupboard providing storage, cupboard housing electric fuse box and meter, radiator, laminate flooring, doors to accommodation.

Living Room: 16' 8" max into bay x 13' 4" (5.08m x 4.06m)

Picture rail, window to front aspect, two obscured windows to side aspects, shelving and display recesses with central recess for flat screen TV, radiator.

Kitchen/Breakfast Room: 11' 5" x 9' 10" (3.48m x 2.99m)

Window to rear aspect, range of eye and base level units, work surfaces, one and a half bowl ceramic sink drainer with mixer tap over, integrated electric oven with four ring induction hob and stainless steel hood over, space for tumble dryer, space for washing machine, space for fridge freezer, splash back tiling, space for small table and chairs, Worcester combination boiler, radiator, laminate flooring, door to:

Rear Porch: 3' 9" x 3' 1" (1.14m x 0.94m)

Sloping glazed roof, windows to side and rear aspects, tiled dwarf wall, door to rear path, bin area, drive and rear garden.

Bedroom One: 15' 3" x 11' 3" (4.64m x 3.43m)

Picture rail, window to front aspect, range of mirror fronted wardrobes (providing shelving, storage and hanging space), radiator, door to:

Bedroom One: 15' 3" x 11' 3" (4.64m x 3.43m)

Picture rail, window to front aspect, range of mirror fronted wardrobes (providing shelving, storage and hanging space), radiator, door to:

En-Suite Shower Room: 5' 10" x 3' 4" (1.78m x 1.02m)

Extractor fan, fully tiled walls, fitted bathroom units (incorporating WC with concealed cistern, vanity wash and basin with storage below and inset mirror over), glazed shower enclosure with thermostatic shower over, chrome ladder style towel radiator, tiled floor.

Bedroom Two: 11' 10" x 9' 10" (3.60m x 2.99m)

Picture rail, window to rear aspect, radiator.

Main Bathroom: 8' 2" x 5' 9" (2.49m x 1.75m)

Two obscured windows to rear aspect, fully tiled walls, fitted bathroom units (incorporating WC with concealed cistern, vanity wash handbasin with storage below and mirror cabinets over), panelled bath with glazed shower screen and oversized rainfall shower head over, chrome ladder style towel radiator, laminate flooring.

Garage: 16' 6" x 8' 8" max (5.03m x 2.64m)

Pitched and tiled roof, accessed by up and over door, window to rear aspect, power and light. Currently used as gym.

## Externally:

At the front there is an area laid to shingle backed by hedging providing off-road parking, further area laid to hard standing in front of the bay window, drive leads down the side of the property providing vehicular access to the rear and the side aspect 'front' porch. To the rear is the access to the garage, (a pathway also leads to the rear porch which leads to the kitchen), there is an additional generous area laid to hardstanding providing further off-road parking for multiple vehicles, which further gives access to the rear garden. Rear garden is partly laid to lawn, partly laid to hardstanding and shingle, with slate shingle border in one corner, small tree, shed, all enclosed by fencing.

## Tenure:

Share of Freehold.

## Lease Length:

963 Years Remaining (Approx.)

## Service Charge:

As and when (split between 4 flats)

## Ground Rent:

Peppercorn.

# Photography

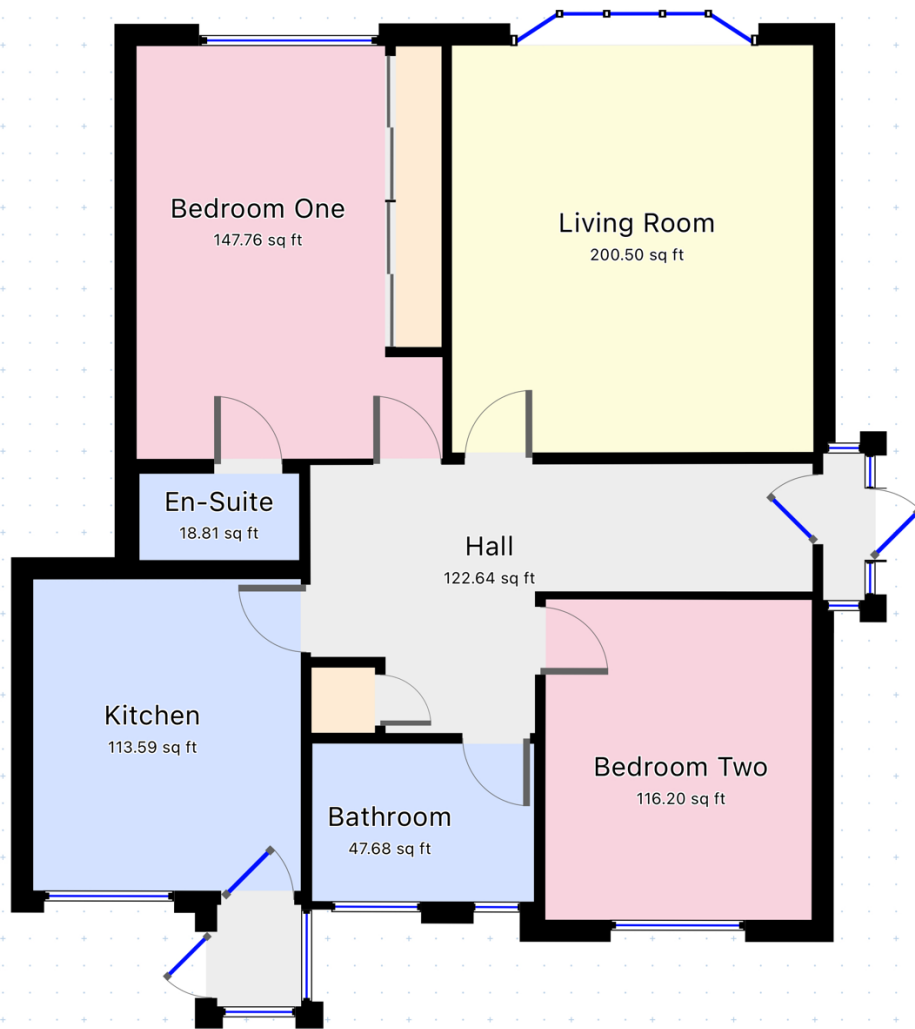






# Floor Plan

# EPC



Energy performance certificate (EPC)		
3, Cooper Dean Drive BOURNEMOUTH BH8 9LN	Energy rating <b>C</b>	Valid until: 9 July 2029 Certificate number: 0328-2073-6283-5781-3944

Property type	Ground-floor flat
Total floor area	78 square metres

### Rules on letting this property

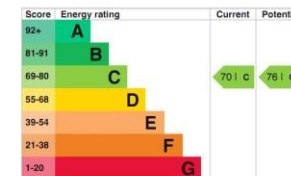
Properties can be rented if they have an energy rating from A to E.

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 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

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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