

17, Beechey Road, Bournemouth, BH8 8LL



Property overview

Guide Price £750,000

An extensively upgraded, six double bedroom, characterful Edwardian House in Beechey Road, Bournemouth.

Convenient for local amenities of Charminster High Street (0.4 miles), local pre, primary and secondary schools, Bournemouth Train/Bus Station (0.5 miles), Bournemouth Beach/Pier (1.4 miles), as well as further afield with direct access to the A338 (1.5 miles).

The accommodation offers a large reception hallway, downstairs WC, morning room, reception two/lounge, living room, kitchen/breakfast/diner, rear lobby and porch, and utility room on the ground floor.

Upstairs features a galleried landing with feature leaded/stained glass on the half return, six double bedrooms (one of which has an en-suite), a family bathroom and a separate WC.

Externally, there are two main separate enclosed garden areas, a double garage and and driveway parking.

The property also features double glazing and gas fired central heating.



Accommodation

Front External:

Vehicular access from Beechey Road to driveway/double garage, front garden section laid to shingle, gate to 'rear' garden, and gate to 'front' garden section, path leading to front door to:

Reception Hallway: 27' 10" max x 11' 6" max (8.48m x 3.50m)

Picture rail, inset door mat, burglar alarm control panel, feature sash window to front aspect, stairs to first floor, doors to accommodation, two radiators, wood flooring, obscured window and double doors to:

Open Plan Kitchen/Breakfast/Diner: Overall: 21' 8" x 12' 2" (6.60m x 3.71m)

Dining Area: 10' 10" x 8' 5" (3.30m x 2.56m)

Feature stained glass window to side aspect, picture rail, door to rear lobby and utility, open plan with:

Kitchen/Breakfast Area: 12' 5" x 12' 2" (3.78m x 3.71m)

Spotlights, window to rear aspect, range of eye and base level units, stainless steel 1 1/2 sink/drainers, breakfast bar/island with 5 ring gas hob and ceiling mounted extractor fan over, space for fridge/freezer, integrated SIEMENS oven and grill, space for microwave, opening to inner hallway/lounge.

Inner Hallway: 12' 5" x 5' 11" (3.78m x 1.80m)

Picture rail, window to rear aspect, radiator, opening to:

Lounge: 20' 6" x 17' 7" (6.24m x 5.36m)

Picture rail, radiator, feature bay with French doors to patio/garden, stained glass window to side aspect, log burner with feature hearth, door to hallway.

Second Reception: 17' 0" x 15' 9" (5.18m x 4.80m)

Picture rail, feature bay window to side aspect, radiator.

Morning Room: 14' 11" x 10' 5" (4.54m x 3.17m)

Picture rail, bay window to front aspect, radiator, feature fire surround.

Downstairs WC: 6' 9" x 3' 10" (2.06m x 1.17m)

Spotlights, obscured window to side aspect, fully tiled walls and floor, wash hand basin, ladder style towel radiator, WC.

Rear Lobby: 10' 6" x 8' 8" (3.20m x 2.64m)

Feature wood door to rear porch, French doors to 'rear' garden, radiator, door to:

Utility Room: 9' 11" x 7' 3" (3.02m x 2.21m)

Obscured windows to side and rear aspects, fully tiled walls, space for washing machine, space for dryer, gas fired Worcester boiler, Megaflo water cylinder, panelled bath with taps over.

Rear Porch: 8' 5" x 4' 11" (2.56m x 1.50m)

Windows to front and side aspects, dwarf wall, glazed door to garden.

Galleried Landing

Hatch to loft, picture rail, feature floor to ceiling stained glass window to front aspect, doors to accommodation.

Bedroom One: 14' 7" max x 14' 1" max (4.44m x 4.29m)

Picture rail, window to side aspect, radiator, laid to laminate flooring, opening to:

En-Suite: 12' 4" x 6' 0" (3.76m x 1.83m)

Ceiling mounted extractor fan, spotlights, feature stained glass window to side aspect, part tiled walls, radiator, p-shaped bath with mixer controls and handheld attachment over, ladder style towel radiator, wash hand basin with mirror above and storage below, WC.

Bedroom Two: 17' 1" max x 16' 0" max (5.20m x 4.87m)

Picture rail, window to side aspect, radiator.

Bedroom Three: 13' 9" max into bay x 10' 5" (4.19m x 3.17m)

Picture rail, bay window to front aspect, radiator.

Accommodation

Bedroom Four: 12'5" x 12'5" (3.78m x 3.78m)

Window to rear aspect, picture rail, wash hand basin with tiled splashback, radiator.

Bedroom Five: 12'10 x 8'5" (3.91m x 2.56m)

Picture rail, window to rear aspect, radiator, pedestal wash hand basin with tiled splashback.

Bedroom Six: 12'5" x 9'11" (3.78m x 3.02m)

Window to rear aspect, wash hand basin with tiled splashback, low-level built-in storage, radiator.

Bathroom: 10'11" x 6'4" (3.32m x 1.93m)

Ceiling mounted extractor fan, obscured window to side aspect, fully tiled walls and floor, shower enclosure with mixer controls and handheld attachment over, ladder style towel radiator, pedestal wash hand basin, WC.

WC: 6'0" x 3'6" (1.83m x 1.07m)

Spotlights, obscured window to front aspect, fully tiled walls and floors, wash hand basin, ladder style towel radiator, WC.

Garden Areas:

The gardens are on both sides of the property, joined by a rear path. The current owners label them 'front' and 'back' garden. Both benefiting from Westerly aspects.

'Front' Garden:

Enclosed by fence and foliage, wrap around patio, water butt, gate to front, French doors to lounge, rear path to:

'Rear Garden:

Enclosed by wall, fence and foliage, gate to front, pedestrian door to garage, log store, green house, range of flower beds, outside tap, brick-built BBQ area, water butt, laid to patio/grass, storage shed, rear path to 'front' garden section.

Double Garage:

Double garage, mainly separated with a 3'5" opening between them.

Section One: 19' 6" x 11' 11" (5.94m x 3.63m)

Fluorescent lights, up and over garage door to front (Beechey road), 3'5" wide opening to:

Section Two: 18' 3" x 10' 11" (5.56m x 3.32m)

Up and over door to front driveway section (Beechey Road), light point.

Photography

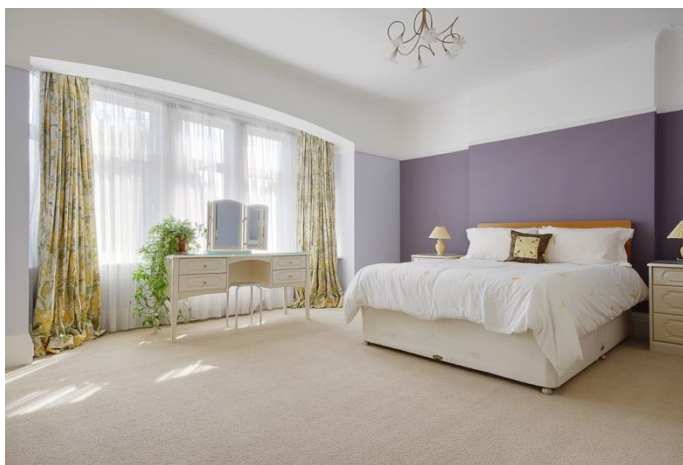






















Floor Plan

EPC



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17 Beechey Road BOURNEMOUTH BH8 8LL	Energy rating C	Valid until:	14 May 2035
		Certificate number:	9000-4453-0022-4596-3553

Property type	Detached house
Total floor area	270 square metres

Rules on letting this property

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

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 rating and score

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

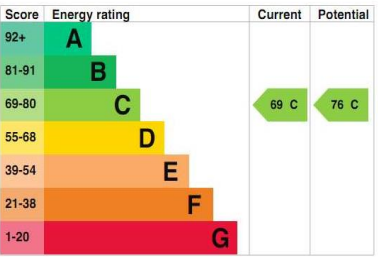
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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