



Estate Agents



Auctioneers

# Belle Vue Road, Tuckton, Bournemouth, BH6 3AH

## Guide Price £650,000 – Freehold

**Character Five Bedroom, Two Bathroom Detached House | Entrance Hallway | 16' Living Room | Dining Room  
18' Kitchen/Breakfast Room | Conservatory | Utility Room | Downstairs W/C | Four First floor Bedrooms & Two Bathrooms  
Second Floor Bedroom & Study | Front & Rear Gardens | Off Street Parking To the Rear**

A substantial five bedroom, two bathroom detached house situated in a most convenient position for local shops at Tuckton, walks along the the River Stour and only a mile from the picturesque nature reserve at Hengistbury Head and sandy beaches at Southbourne. This beautifully presented home boasts many original character features along with modern benefits including Solar Panels (making £1,130 last year from feed in tariff), UPVC double glazing, gas central heating, two separate reception rooms, 18' kitchen/breakfast room, conservatory, utility room & w/c, five bedrooms, two bathrooms (one en-suite) plus a study room/bedroom six. Viewing recommended.

Enter into the spacious hallway with its original stained glass front door and sidelights, stripped wood floorboards and staircase to the first floor. To the front aspect is the 16' lounge with bay window and feature fireplace; to the rear is the separate dining room with feature fireplace and double doors leading to the conservatory which overlooks the garden. The 18' kitchen/breakfast room is fitted with a good range of wall and base cupboards with central island unit and space for a table and chairs. There is also a useful utility room and downstairs w/c.

Upstairs on the first floor there are four good sized bedrooms; bedroom two has its own en-suite shower room and the main family bathroom has a three piece suite. Stairs then rise to the second floor where you'll find a further double bedroom plus a sixth bedroom/study.

Outside, the front garden is laid to lawn with mature shrubs. The rear garden measures approx. 30' in length and is laid to lawn with patio area. Gated access leads to the rear parking area, providing off road parking for one car.

Agents Note: Solar Panels provide an income of approx. £1,130 (2023 figures)

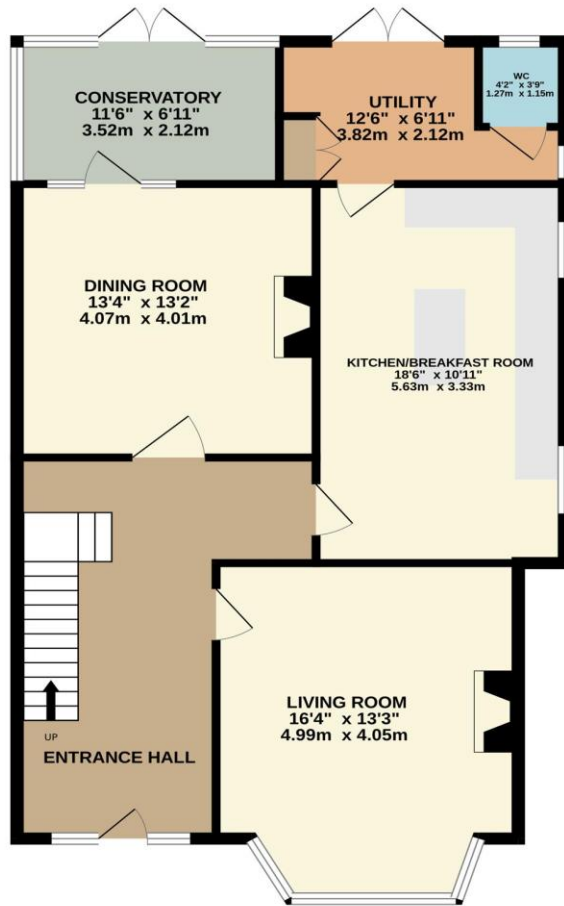
Council Tax Band: C

EPC Rating: 74 | C

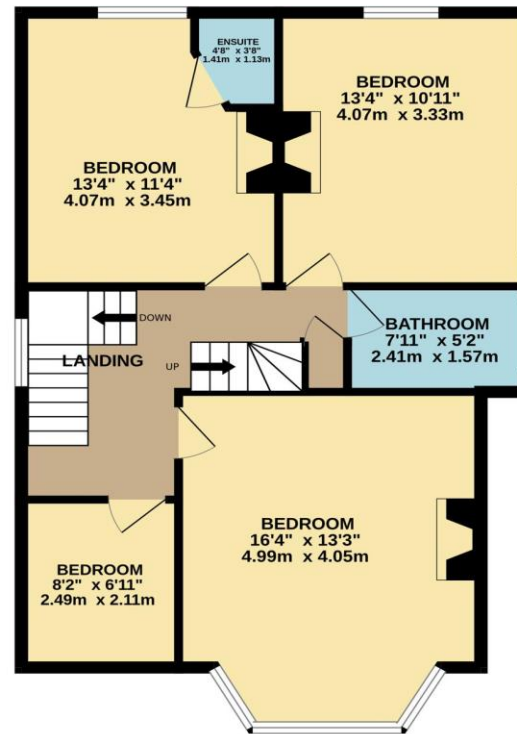




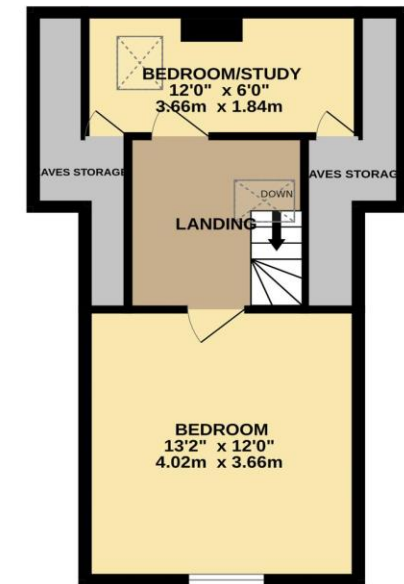
GROUND FLOOR  
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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