



Estate Agents



Auctioneers

# **Tuckton Road, Southbourne, Bournemouth, Dorset, BH6 3HS**

## **£600,000 – Freehold**

### **Spacious Three Bedroom Detached Bungalow**

**Entrance Hall | Lounge/Dining Room | Kitchen/Breakfast Room | Conservatory | Three Bedrooms | Shower Room  
Off Road Parking | Garden**

A spacious three bedroom detached bungalow situated in a good residential location equidistant between the towns of Tuckton and Southbourne and a short walk from Seaford Gardens with its picturesque Victorian water tower. The property has an extended kitchen and additional conservatory and a further host of benefits including double glazing, gas central heating, 20' x 15' lounge/dining room, two large double bedrooms and one good sized single, modern shower room, 22' kitchen/breakfast room, 16' conservatory, off street parking and a lovely rear 50' rear garden. Viewings are highly recommended.

Enter into the hallway with doors to the main rooms and loft access. To the front aspect there are two spacious double bedrooms both with large square bay windows. The third bedroom is also a good sized single bedroom. There is a modern shower room with walk-in double shower with glass screen, w/c and basin complimented by stylish modern tiling. To the rear is the impressive 20' x 16' reception room with door leading to the conservatory, a dining area and a door to the kitchen. The 22' extended kitchen is fitted with a modern range of wall and base units with contrasting work surfaces over, built in oven and hob and windows overlooking the rear garden; there is space for all appliances plus a door to the side car port.

Outside, the front garden is laid to shingle with mature shrubs and a driveway provides off road parking for 2 cars; double gates then lead to the rear and covered car port area. The rear garden has a large lawn area and features a sunny aspect with a good degree of seclusion. Decking area and Summer house.

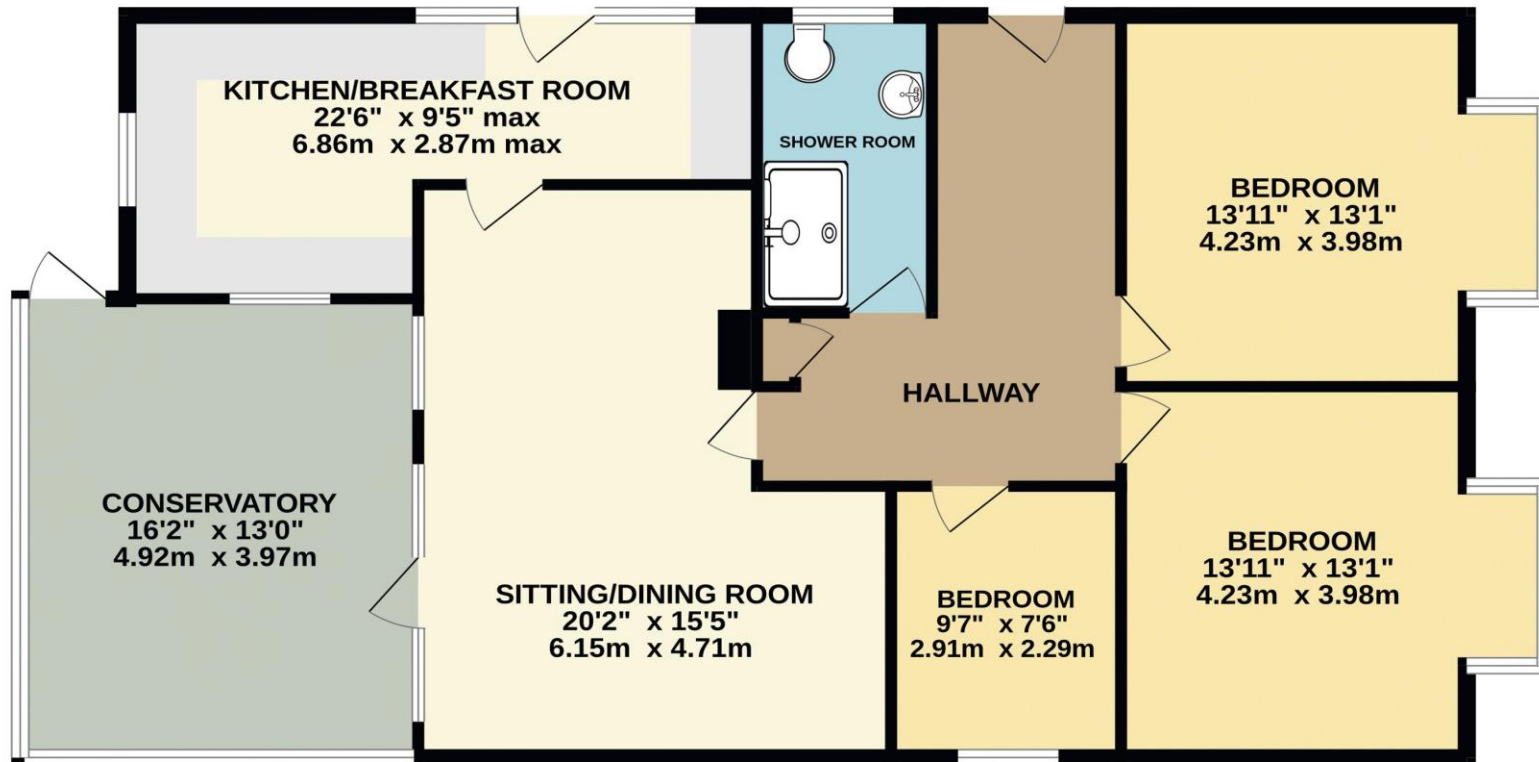
Council Tax Band: D

EPC Rating: to be confirmed





GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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