



Estate Agents



Auctioneers

Westfield Road, Tuckton, Bournemouth, Dorset, BH6 3AR

Guide price £475,000 – Freehold

**Three Bedroom Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom
Rebuilt Garage & Driveway | 50 Ft Rear Garden | No Chain**

Charming 1930s Three-Bedroom Detached House in the Heart of Tuckton – A Property Full of Potential! This is a rare opportunity to acquire a characterful 1930s three-bedroom detached home, located in a peaceful residential road in the very heart of Tuckton. Perfectly positioned, the property is just a short stroll from the village's charming local shops, while in the opposite direction, the golden sandy beaches of Southbourne and its vibrant high street—with an excellent selection of independent retailers, stylish bars, and popular restaurants are less than a mile away. The house offers generous accommodation throughout and retains much of its original charm. While it now requires full modernisation, it represents an ideal blank canvas for those looking to create a wonderful family home in a sought-after location.

Inside, the property is accessed via a spacious entrance hall with stairs to the first floor and a convenient ground-floor cloakroom. There are two separate reception rooms a bright and airy 16-foot lounge to the front with a bay window, and a generous 15-foot dining room to the rear featuring French doors that open out onto the garden. The 13-foot kitchen also overlooks the rear garden and has a door leading to the side driveway. Although it now requires updating, the space has plenty of potential for redesign and extension, subject to the usual permissions.

Upstairs, there are three excellent-sized bedrooms and a spacious family bathroom fitted with a bath, WC, and wash basin. There is also access to an insulated loft providing additional storage space. Externally, the front garden and side driveway provide off-road parking and lead to a rebuilt detached garage constructed in brick with a pitched roof and up-and-over door. The rear garden extends to approximately 50 feet in length, offering a sunny aspect and a predominantly lawned area, an ideal space for family life, gardening, or entertaining.

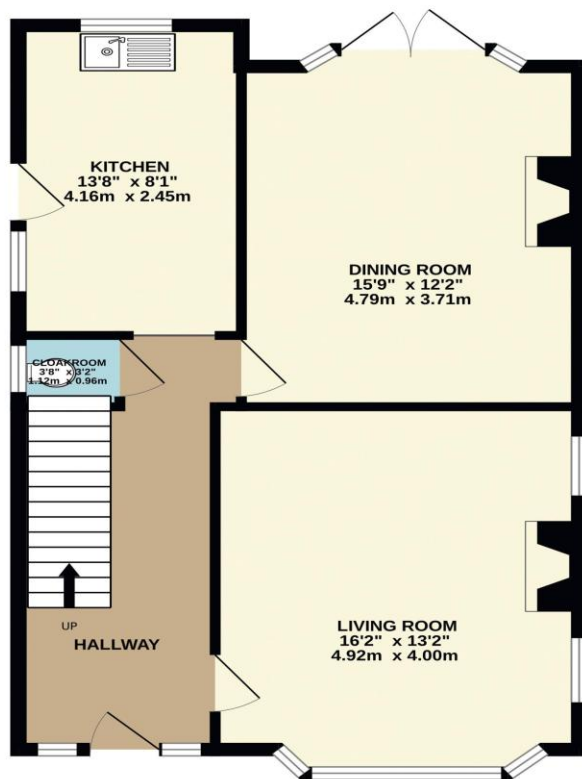
This property is offered with no forward chain and represents a fantastic opportunity to modernise and add value in one of the area's most desirable residential settings. Early viewing is highly recommended to fully appreciate the potential on offer.

Tenure: Freehold
EPC Rating: 64 | D
Council Tax Banding: D

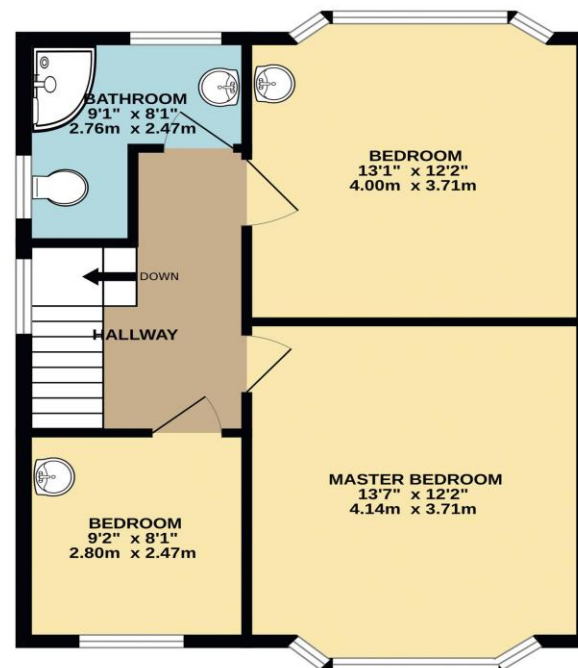




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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