



Squirrels Leap

79 East Avenue, Talbot Woods, Bournemouth, Dorset, BH3 7BU



£900,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



79 EAST AVENUE

TALBOT WOODS

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

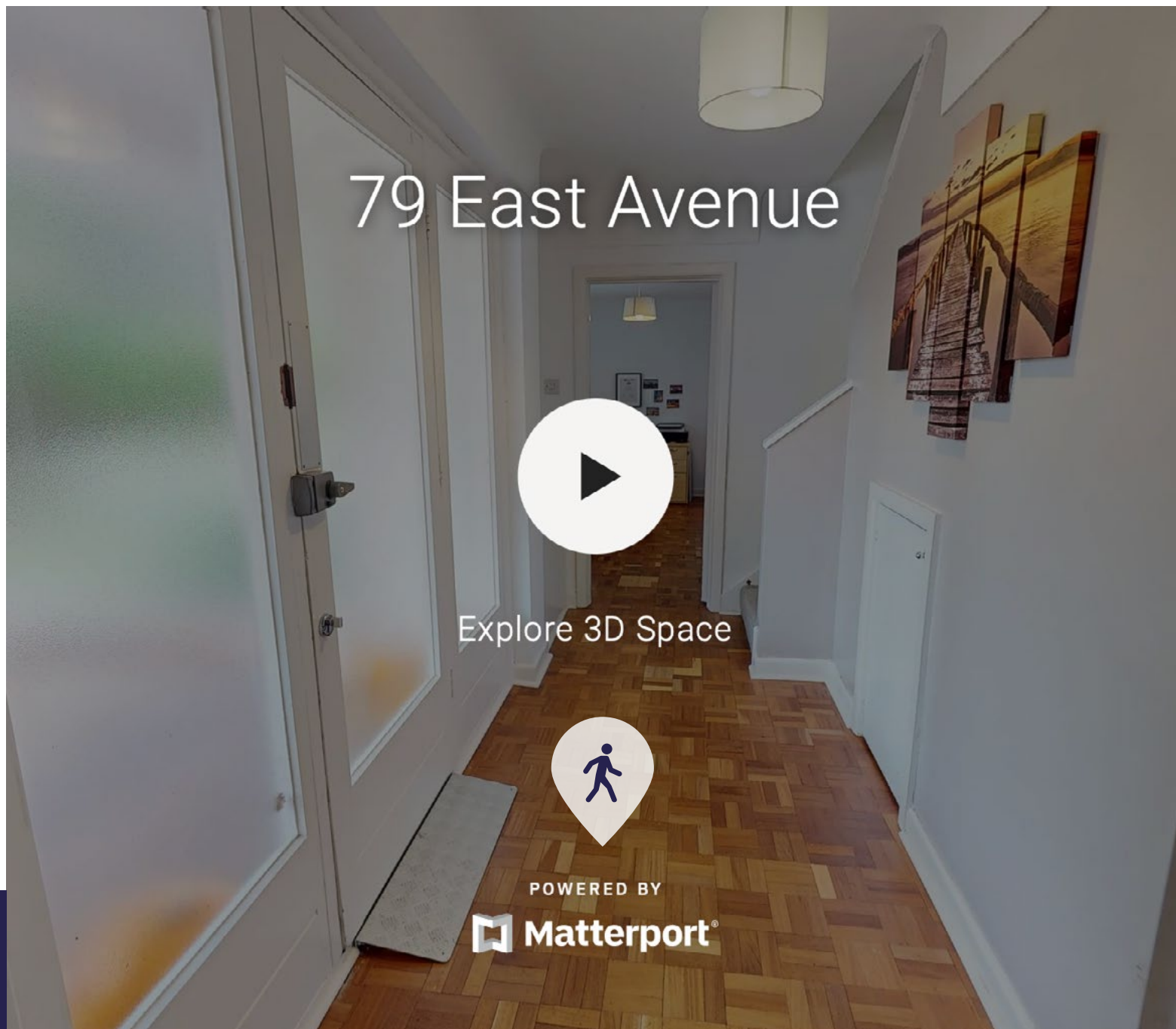
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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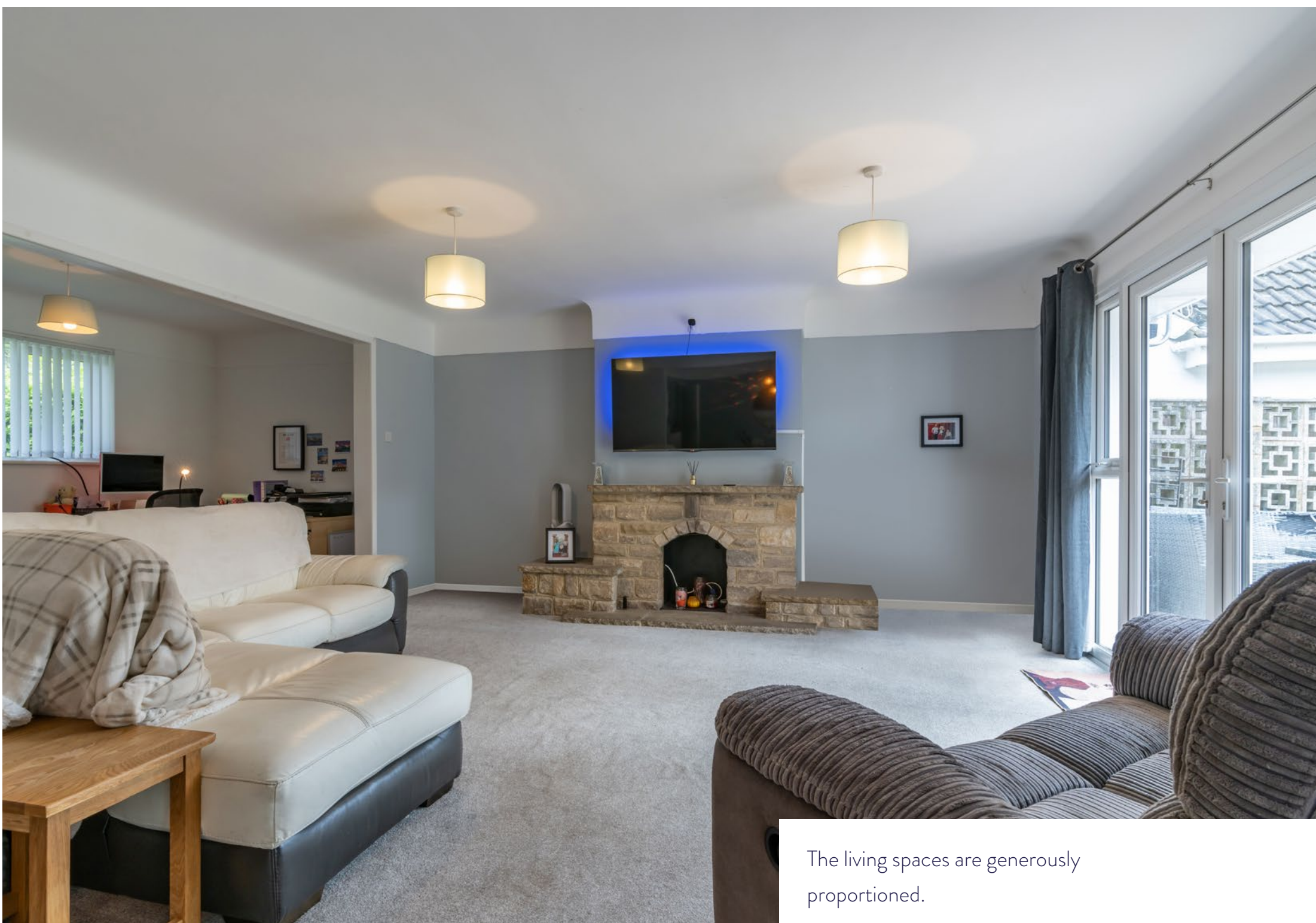


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It sits on a wonderful clear and level plot with a South facing aspect.

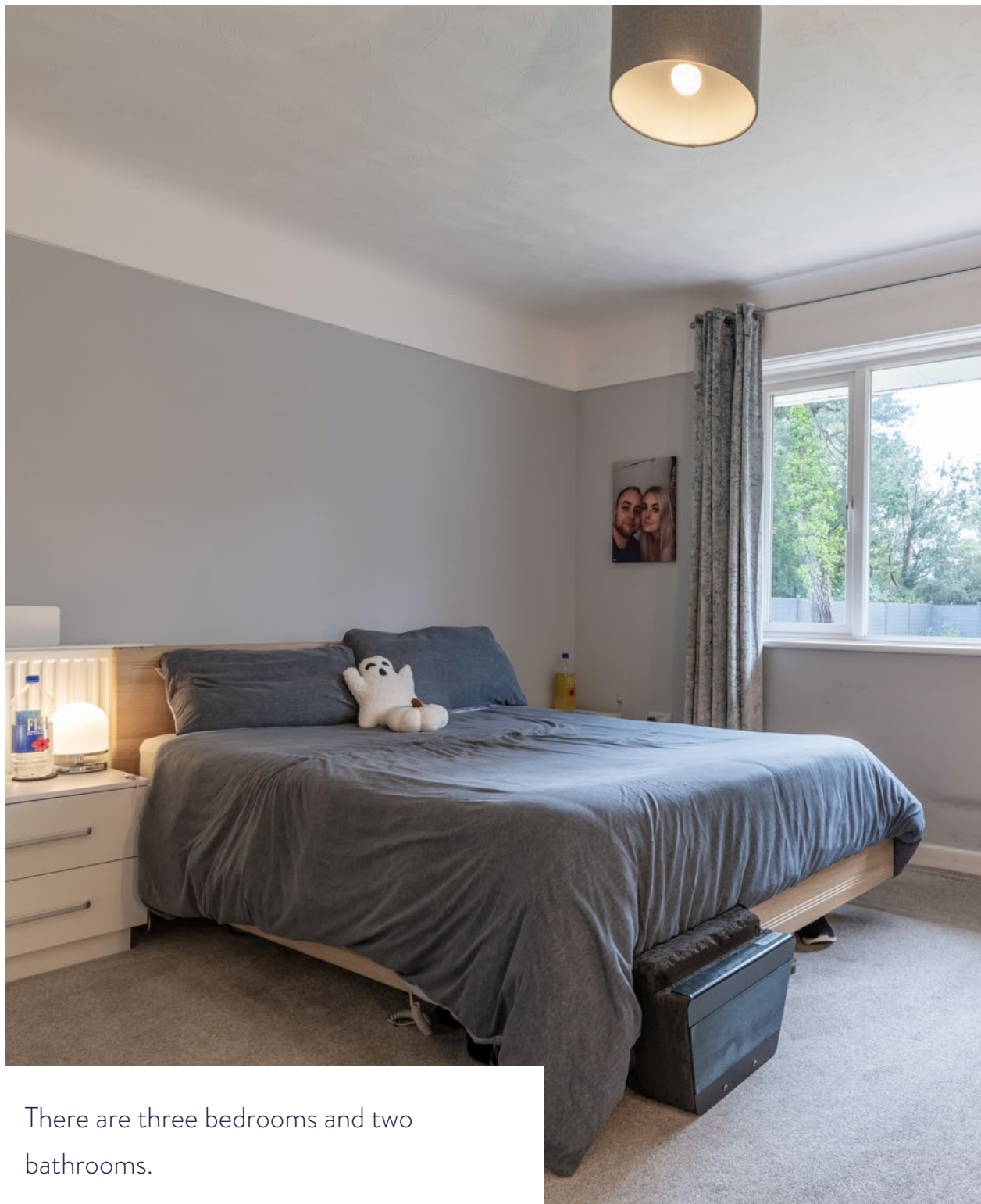


The living spaces are generously proportioned.



There is a separate kitchen, dining and space for working from home.



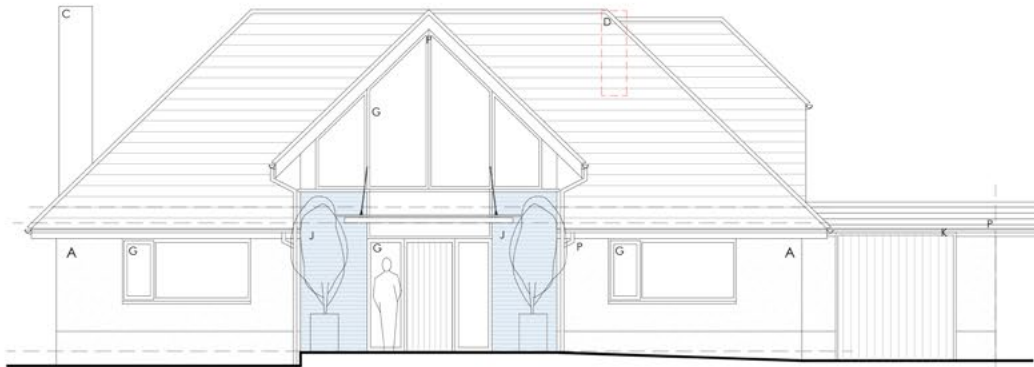


There are three bedrooms and two bathrooms.

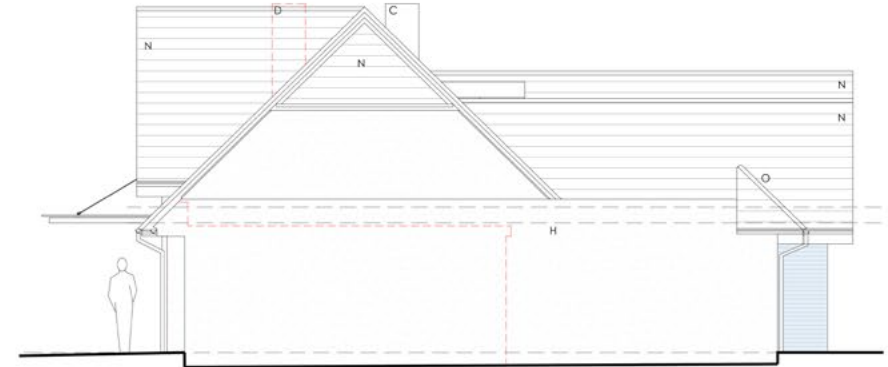


There is space to extend and remodel with planning permission already approved.

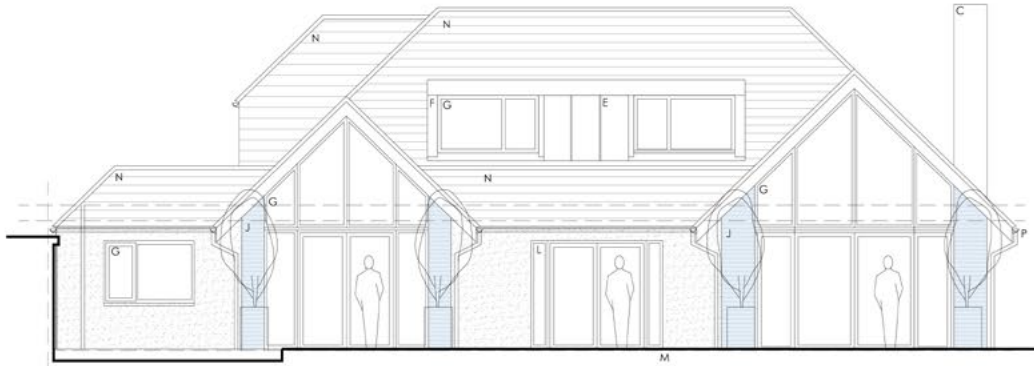
Approved Plans



PROPOSED FRONT ELEVATION SCALE 1:50



PROPOSED SIDE ELEVATION SCALE 1:50



PROPOSED REAR ELEVATION SCALE 1:50



PROPOSED SIDE ELEVATION SCALE 1:50



Image 1 - design intent new dormers with metal cladding, i.e. zinc/aluminium



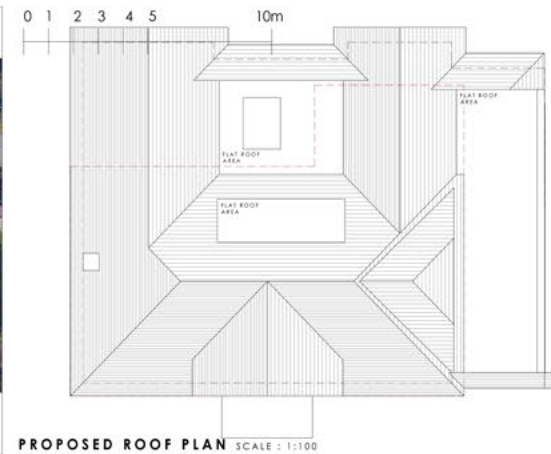
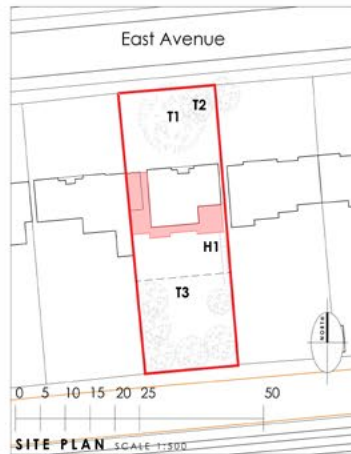
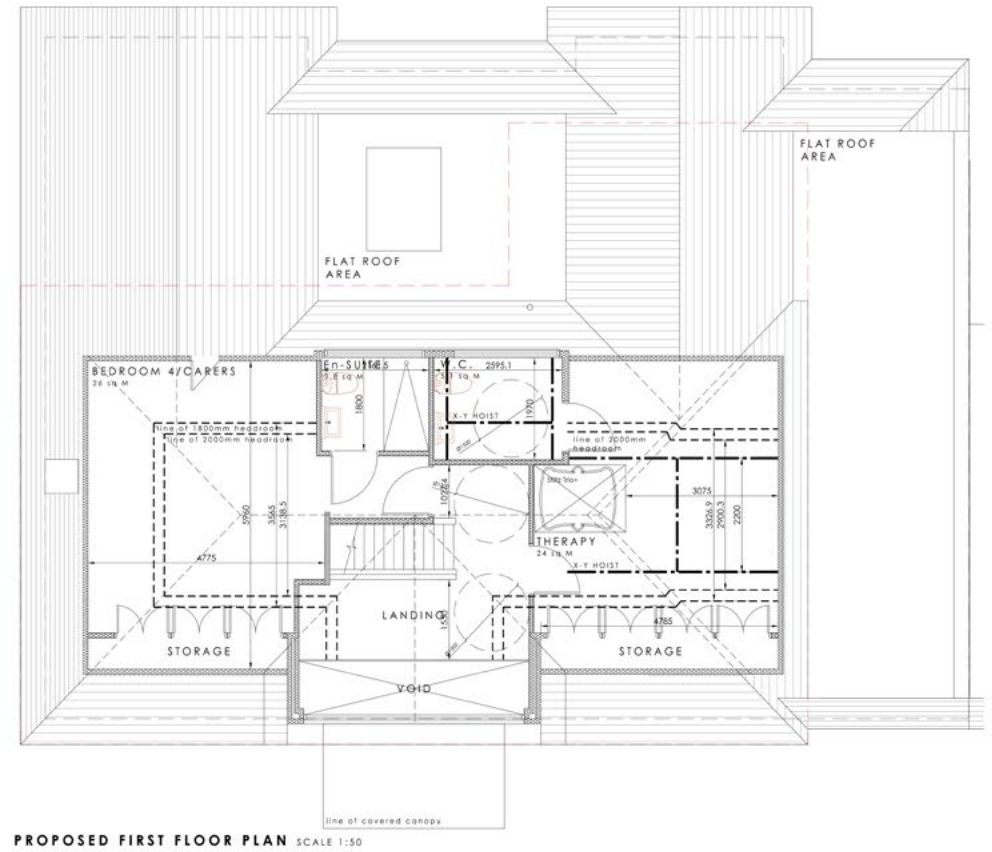
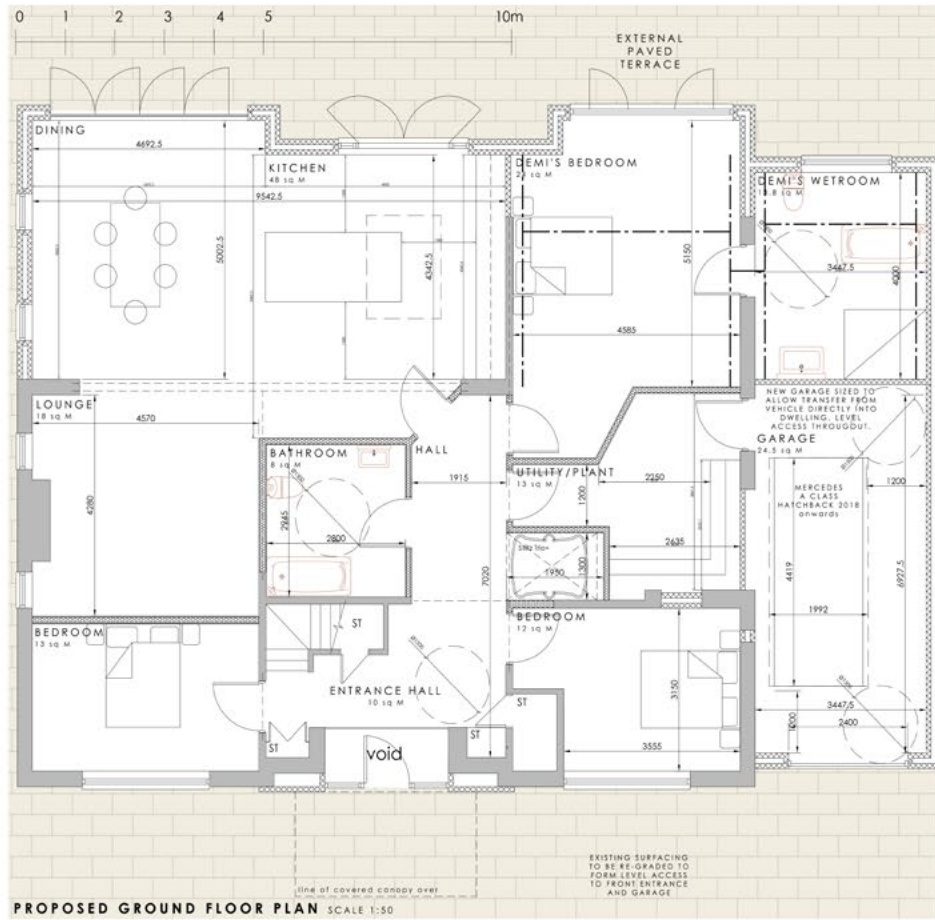
Image 2 - design intent new glazed facade to living room with rooflights over



Image 3 - design intent new aluminum doors & stone cladding

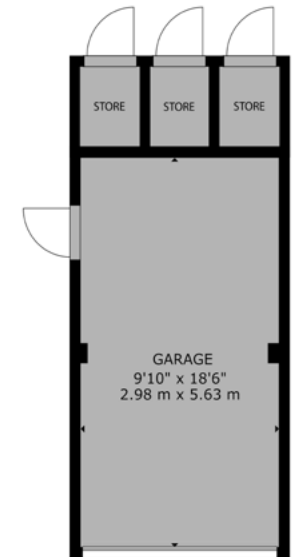
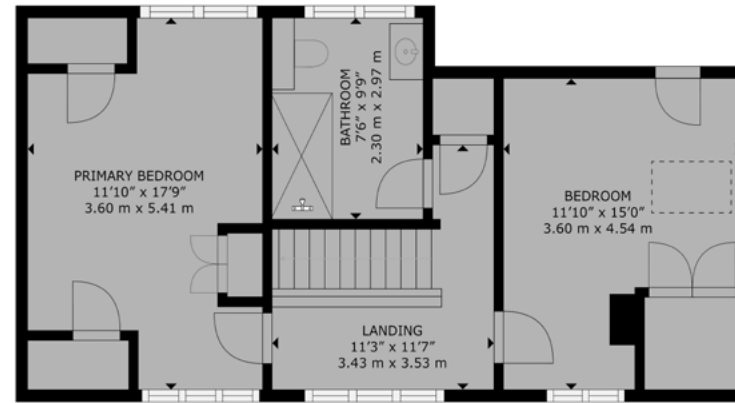
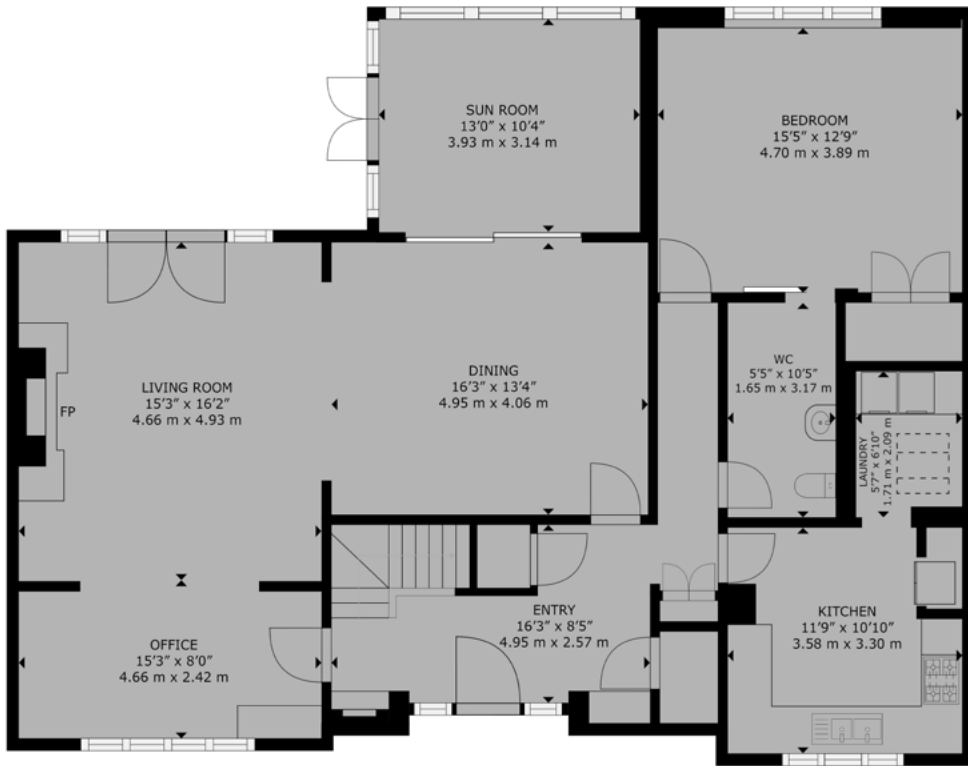
- KEY**
- A existing rendered walls
 - B existing roof structure & finish retained
 - C existing chimney retained
 - D existing chimney demolished
 - E New metal cladding to new rear dormer, i.e. zinc
 - F new dormer to match existing
 - G New PVCu/aluminium windows
 - H New build extension, rendered to match existing dwelling
 - J new extension with external stone cladding
 - K New garage door
 - L new aluminium bi-fold doors
 - M New patio area to rear
 - N New pitched roof over extensions, style & tiles to match existing
 - O New flat roof with parapet to extension elements
 - P New PVCu fascias & soffits (new and existing areas)
 - Q New roof lights

Approved Plans



Floorplan - Existing

Squirrels Leap, 79 East Avenue, Talbot Woods, Bournemouth, BH3 7BU



* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
 HOUSE: GROUND FLOOR: 1,435 sq. ft, 133 m², FIRST FLOOR: 539 sq. ft, 50 m², TOTAL: 1,974 sq. ft, 183 m²
 GARAGE: 181 sq. ft, 17 m²
OVERALL TOTAL: 2,155 sq. ft, 200 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Squirrels Leap is located on what is considered to be the sunny side of East Avenue and in arguably the quietest section of the road near the cul-de-sac. The plot is large and essentially level with a rear garden facing approximately South.

The current dwelling is a chalet style property extending to around 2,150 square feet including the separate garage. It currently comprises three bedrooms (including one downstairs), two bathrooms and semi open planning with lounge, dining and office as well as a sun room. It has been the subject of some light refurbishment by the current owner but would still benefit from further upgrades meaning it makes a superb blank canvass for anyone looking to take on a project.

Additionally planning was granted by BCP in November 2022 (reference 7-2022-25592-D) for alterations and extensions to form a large four bedroom home which includes a large and impressive open plan L shaped kitchen / family / lifestyle room, 3 downstairs bedrooms and two bathrooms as well as a highly luxurious top floor bedroom suite with en suite facilities and an integral garage.

- Detached chalet bungalow
- Three bedrooms, two bathrooms
- Semi open plan dining / living
- Separate kitchen
- Conservatory
- Large level plot
- Extends to 2,155 square feet (inc. garage)
- Great parking
- Planning permission to remodel and extend
- Quiet and pretty street scene

Guide Price: £900,000

Tenure: Freehold

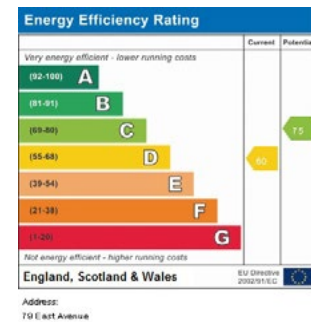
Stamp Duty: Main Home £32,500*
Additional Home £59,500*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band G
(2023/2024 £3,413.73)

EPC:



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Property ref: 0900



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.