



**6 Viscount Drive, Mudeford, Dorset. BH23 4JN**

**£1,650 Per Calendar Month**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777







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A superbly presented three bedroom detached house situated at the end of a cul-de-sac within walking distance of local shops and the beaches at Friars Cliff and Avon Beach. The property benefits from two reception rooms, a garage and off road parking for three/four cars and is available from the middle of June.





**COVERED ENTRANCE PORCH**

Composite entrance door and step up to the:

**ENTRANCE HALL**

Large cloaks cupboard, high level electric consumer unit, ceiling light point, wall mounted central heating thermostat. Door to:

**LIVING ROOM (15' 7" X 11' 11") OR (4.76M X 3.62M)**

A lovely and bright room with large UPVC double glazed sliding door leading onto the rear patio and garden beyond. Two wall mounted panelled radiators, ceiling light point, power points, television and telephone points.

**KITCHEN (8' 6" X 7' 5") OR (2.59M X 2.25M)**

Fitted with a good range of base and wall mounted units in a matte white finish with areas of laminate roll top work surface over. Appliances include a washing machine, slimline dishwasher and tall standing fridge/freezer. Inset four burner Gas hob with concealed filter extractor over and fan assisted electric oven beneath. Cupboard housing the Worcester Gas fired combination boiler. UPVC double glazed window to front. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Archway leads through to the:

**DINING ROOM (11' 1" X 7' 9") OR (3.38M X 2.36M)**

Large box bay window to front, ceiling light point, power points, wall mounted panelled radiator, telephone point. Extremely large under stairs storage cupboard.

**FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:**

**FIRST FLOOR LANDING**

access into roof space via hatch, large former airing cupboard with shelving and power, power point on landing, ceiling light point, doors to all first floor rooms.

**BEDROOM 1 (15' 7" X 11' 3" MAX) OR (4.74M X 3.44M MAX)**

A fantastic sized bedroom and dual aspect with UPVC double glazed windows to the front and side aspects, fitted wardrobe with double doors providing hanging space and shelving, ceiling light point, power points, wall mounted panelled radiators.

**BEDROOM 2 (8' 9" X 8' 2") OR (2.67M X 2.49M)**

UPVC double glazed window to rear, ceiling light point, power points, wall mounted panelled radiator.

**BEDROOM 3 (9' 0" X 7' 3") OR (2.74M X 2.20M)**

UPVC double glazed window to rear, ceiling light point, power points, wall mounted panelled radiator.

**BATHROOM**

Fitted with a white three piece suite comprising panel enclosed bath with wall mounted hand shower attachment over and screen adjacent, low level flush WC and pedestal wash hand basin, ceiling light point, UPVC opaque double glazed window to front, fully tiled walls and floor.

**OUTSIDE**

The rear garden is a superb feature enjoying a good sized area of paved patio immediately adjoining the rear of the property extending then onto an area of lawn with shrub and plant borders and enclosed by timber fencing and a brick wall. To the side of the property there is a pedestrian access gate which in turn leads to:

**THE APPROACH & GARAGE (17' 0" X 9' 0") OR (5.18M X 2.75M)**

Laid to macadam for off road parking for three/four vehicles and in turn leading into the garage which has power, light, eaves style storage and also houses the Gas meter.

**DIRECTIONAL NOTE**

from our office in Highcliffe proceed in a Westerly direction towards Christchurch and at the Hoburne roundabout take the first exit onto The Runway. Turn right into De Havilland Way and then first right into Britannia Way. bear right at the end into Viscount Drive and proceed to the end where the property will be found on the left and numbered.

**PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

**DEPOSIT - DPS**

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

**TENURE**

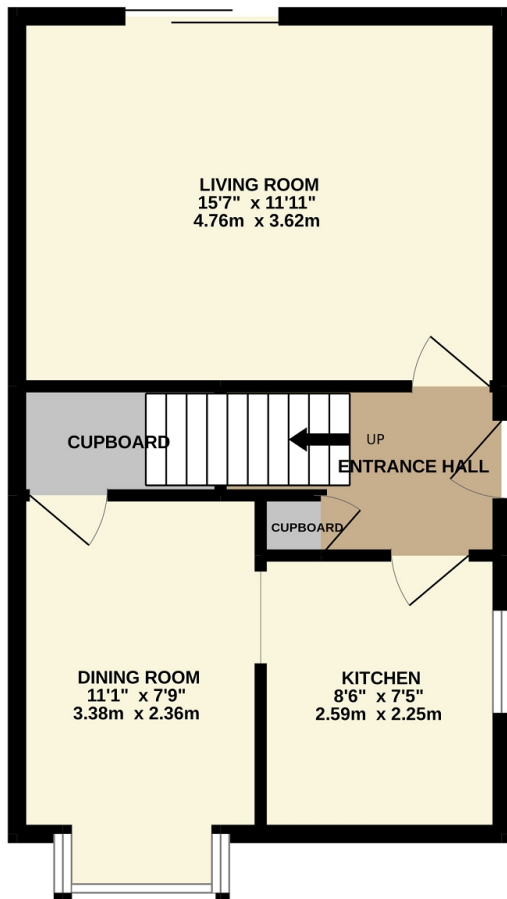
The resale tenure for this property is

**EPC RATING**

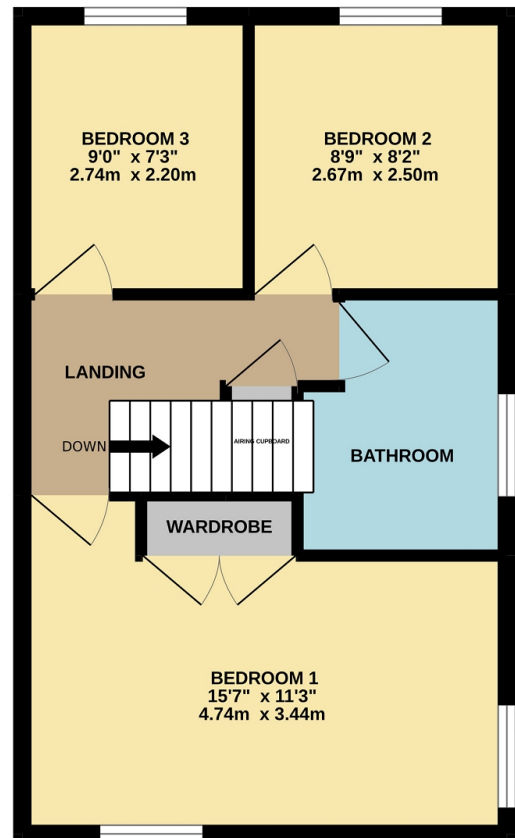
The EPC rating for this property is C70



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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**highcliffe@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.