

918 Wimborne Road, Bournemouth, BH9 2BJ

Tel: 01202 977711

Email: [bournemouth@meversstates.com](mailto:bournemouth@meversstates.com)

[www.meversstates.com](http://www.meversstates.com)

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MOVING BEYOND EXPECTATIONS



## 16 Townsville Road

Bournemouth BH9 3HL

**£500,000**

- Extended detached chalet style family home
- 5 bedrooms (4 of which are
- Modern refitted kitchen, ensuite and bathroom
- Well proportioned rear garden and



## Location

This property is situated in the very popular and convenient area of Moordown, off Castle Lane West. Within a short walk are main bus routes, local convenience stores and Castlepoint shopping centre, with it's array of retail shops, supermarkets, restaurants and extremely sought after schools for all ages including that of the grammar schools.

## Description

This superbly appointed detached Chalet style home provides flexible living accommodation over two floors, alongside a well proportioned private rear garden, making it ideal for extended families or to provide a home income. The stylish well presented accommodation comprises 5 bedrooms - 3 of which are on the ground floor served by a modern bathroom with the main bedroom and 5th bedroom on the first floor. The main bedroom provides his and hers fitted wardrobes, full eaves storage and an en suite bathroom with separate fitted shower cubicle. The living space consists of a formal lounge (with light tunnels providing further natural light, open plan to the dining room with wood laminate flooring throughout and double glazed french doors giving access to and overlooking the rear garden adjacent to the modern refitted kitchen (which has potential to become open plan, stpp) comprising a range of gloss white base and wall mounted units with adjoining stone effect worktops, integrated oven and inset gas hob with extractor above, space power and plumbing for appliances and sink unit with double glazed window above, overlooking the rear garden. Other benefits include gas central heating, double glazing, off road parking for 3 vehicles and a level private garden. An additional feature is the timber cabin which is ideal as a home office or hobbies room and has a utility space and partitioned room with plumbing and sink.

**Dining Room** 15' 7" x 8' 11" (4.75m x 2.72m)

**Lounge** 13' 1" x 10' 0" (3.98m x 3.05m)

**Kitchen** 12' 2" x 8' 10" (3.71m x 2.69m)

**Bedroom 2** 14' 6" x 10' 0" (4.42m x 3.05m)

**Bedroom 3** 11' 0" x 10' 7" (3.35m x 3.22m)

**Bedroom 4** 8' 11" x 7' 4" (2.72m x 2.23m)

## Bathroom

**Master bedroom** 14' 6" x 14' 0" (4.42m x 4.26m)

**Bedroom 5** 14' 4" x 8' 5" (4.37m x 2.56m)

## Bathroom

## Eaves Storage

## Outbuilding

## Utility

## Outside

The paved and side gated front area provides off road parking for 3 vehicles and to the rear, a level private garden. An additional feature is the timber cabin which is ideal as a home office or hobbies room and has a utility space and partitioned room with plumbing and sink.

## EPC

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## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



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