

£1,100,000
36 Veryan
PO14 1NN

PROPERTY SUMMARY

Our clients have updated this truly magnificent residence to an exacting standard. We can genuinely say this is one of the most alluring properties on the market at present. The property benefits from five bedrooms, two of which have en-suite facilities and the ground floor accommodation has been extended and enhanced to provide stunning and modern open planned living areas. Please arrange a private viewing appointment with our Fareham office.

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ENTRANCE HALL

WC

LOUNGE 21' 1" x 12' 1" (6.45m x 3.7m)

KITCHEN/DINER/BREAKFAST ROOM 26' 6" x 27' 0" (8.1m x 8.24m)

UTILITY ROOM 8' 0" x 8' 2" (2.46m x 2.5m)

FAMILY/ GAMES ROOM 18' 0" x 16' 8" (5.5m x 5.1m)

SHOWER ROOM

MASTER BEDROOM 16' 8" x 14' 9" (5.1m x 4.5m)

DRESSING ROOM 10' 9" x 8' 2" (3.3m x 2.5m)

ENSUITE

BEDROOM 2 10' 2" x 11' 9" (3.1m x 3.6m)

ENSUITE

BEDROOM 3 9' 10" x 11' 9" (3m x 3.6m)

BEDROOM 4 8' 10" x 10' 2" (2.7m x 3.1m)

BEDROOM 5 7' 2" x 6' 2" (2.2m x 1.9m)

BATHROOM

GYM 20' 8" x 8' 2" (6.3m x 2.5m)

OFFICE 15' 5" x 11' 5" (4.7m x 3.5m)

GARDEN

AGENTS NOTE Council Tax Band 'G' – Fareham Borough Council.



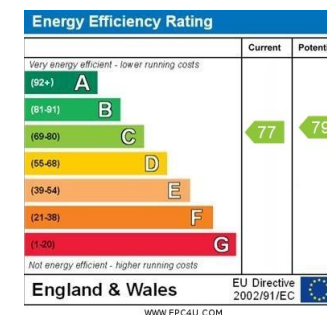
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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