

Property details **approval form**

50 Coombe Avenue, BOURNEMOUTH, Dorset, England, BH10 5AE

Date: 03 September 2025

Property Ref and Version: WIN307441 - 0005

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£475,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > WITHIN LOCAL SCHOOL CATCHMENTS
- > OFF ROAD PARKING FOR MULTIPLE VEHICLES
- > NO ONWARD CHAIN
- > CLOSE TO LOCAL AMENITIES
- > EXTENSIVE WEST FACING LANDSCAPED REAR GARDEN
- > OPEN PLAN LOUNGE DINER

○ Short Description

Welcome to Coombe Avenue, BH10. This property is a four-bedroom detached chalet bungalow with loft conversion. The property offers upstairs family bathroom and downstairs WC and shower room. three large double bedrooms and one single as well as a west facing extensive rear garden.

○ Long Description

Spacious Four-Bedroom Detached Bungalow - Bournemouth

This well-presented four-bedroom detached bungalow offers versatile family living in a highly sought-after location within popular school catchments. Benefiting from a generous loft conversion, the home provides a flexible layout ideal for modern lifestyles.

The property features a bright and welcoming living room with direct access to the west-facing rear garden - perfect for entertaining or enjoying the sunshine. The garden itself offers excellent outdoor space with fruit trees, Flower beds and a vegetable patch, while the front of the property provides ample off-road parking.

Accommodation includes four well-proportioned bedrooms, Large kitchen, and comfortable living areas, with scope to personalise further if desired. The loft conversion accommodates the master bedroom, additional bedroom and family bathroom on the first floor.

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Situated in a desirable residential area of Bournemouth, the home is conveniently located for local amenities, transport links, and well-regarded schools.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Large hallway

Cloakroom

2' 5" x 5' 9" (0.74m x 1.75m)

Side aspect double glazing window with a toilet, radiator, and tiled floor.

Lounge

11' x 14' 5" (3.35m x 4.39m)

Rear aspect double glazed bay window with door to the south facing rear garden, gas fire, serving hatch, carpeted, archway into dining room, radiator.

Dining Room

11' x 9' 3" (3.35m x 2.82m)

Radiator on wall, carpeted and side aspect double glazing window.

Kitchen

11' 5" x 10' (3.48m x 3.05m)

Wall mounted combi boiler with rear aspect double glazing window, tiled flooring, wall and base units, radiator.

Landing

Hard oak staircase

Bedroom 1

18' x 14' 7" (5.49m x 4.45m)

Side aspect double glazing, eaves access, carpeted and radiator on wall (first floor)

Bedroom 2

10' 9" x 15' 11" (3.28m x 4.85m)

Front aspect double glazed bay window (ground floor)

Bedroom 3

12' 9" x 11' 5" (3.89m x 3.48m)

Front aspect double glazed bay window, radiator on entrance wall, fully carpeted. (ground floor)

Bedroom 4

Side aspect double glazed window, front aspect double glazed Velux, storage and radiator on wall. (first floor)

Bathroom

Side aspect double glazed window, tiled floor to ceiling, WC, wash hand basin and bath 3 piece. Radiator

Shower Room

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○ Room Description

6' x 6' 5" (1.83m x 1.96m)

Radiator, Double walk in shower, wash hand basin, tiled floor to ceiling.

Outbuilding

7' 9" x 11' 8" (2.36m x 3.56m)

Has power and plenty of storage

Loft Space

Eaves storage

Rear Garden

Access via Lockable timber frame gate on the left hand side, block paved walkway to end of garden, south west facing plus a greenhouse, timber Shelter and shed with power outage

Parking

Driveway with space for 4 vehicles

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○ Room Description

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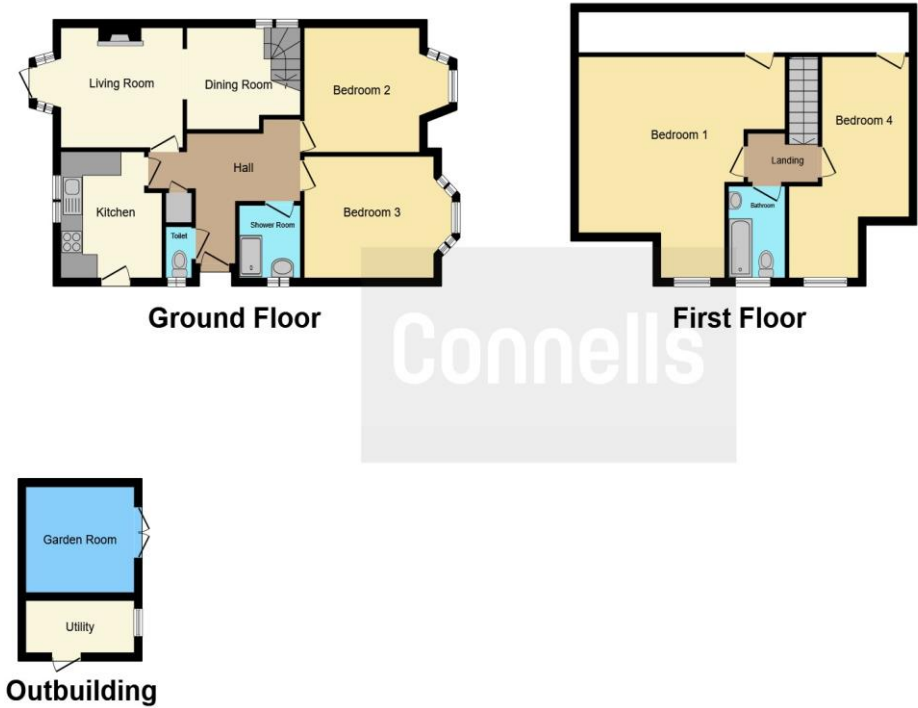
○ Property Images



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature		Date
Thomas Reid		
Mrs D. Conway		