



Roberts

Sales, Lettings & Block Management

DETACHED RESIDENCE

Arranged as Two Apartments

£975,000



East Avenue, Talbot Woods, Bournemouth, BH3 7BZ

- * **Detached Gentleman's Residence** *
- * Arranged as Two 3-Bedroom Apartments *
- * Total Floor Area: 270 Sq'M / 2908 Sq'Ft *
- * Grand, Characterful & to a Southerly Aspect *
- * Superb Gardens & Balcony * Triple Garaging *
- * **Both Apartments C'tax D & EPC C** *

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

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(Ground Floor Apartment):

Side aspect storm porch and glazed security door leads via secondary glazed door into:

<u>Entrance Hallway:</u>	Coved and papered ceiling, plaster detailed ceiling rose and ceiling light point and wood panelled walls concealing storage. Double panelled radiator. Access to under stairs cupboard. Door to utility area with frosted UPVC double-glazed window to rear aspect, sink and space & plumbing for washing machine.
<u>Reception / Dining Hallway:</u>	<u>16' 9 x 10' / 5.11m x 3.06m (approx')</u> . Arranged as a dining room. Coved and papered ceiling, plaster detailed ceiling rose, ceiling light point and wood panelled walls. Feature leaded glass window with secondary glazing. Two double-panelled radiators.
<u>Reception Room:</u>	<u>20' 10 x 15' 2 / 6.35m x 4.63m (approx')</u> . A dual aspect room. Coved and papered ceiling, plaster detailed ceiling rose and ceiling light point. UPVC double-glazed bay window to front aspect with further side aspect window. Fire surround with living flame effect gas fire. Double panelled radiator. Television point.
<u>Rear Hallway:</u>	Papered ceiling, two ceiling light points and wood panelled walls. UPVC double-glazed window to side aspect and double panelled radiator. Access to storage cupboard housing gas central heating boiler. Door to cloakroom and UPVC double-glazed rear access door. Door leads through to:
<u>Kitchen:</u>	<u>13' 5 x 11' 8 / 4.10m x 3.56m (approx')</u> . Plain coved ceiling with recessed low-level downlighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated four burner gas hob with cooker hood. Integrated double electric oven. Space and plumbing for dishwasher and space for fridge freezer. Cupboard housing pre-lagged hot water cylinder with shelved storage. Tiled flooring.
<u>Cloakroom:</u>	Plain coved ceiling and ceiling light point. Low-level WC and pedestal wash hand basin. Half tiled walls, tiled flooring and ladder style heated towel rail.
<u>Bedroom One:</u>	<u>17' 9 x 15' 2 / 5.40m x 4.63m (approx')</u> . Coved and papered ceiling, plaster detailed ceiling rose and ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. A ranged of fitted wardrobes. Access to:
<u>En-Suite Shower Room:</u>	Plain coved ceiling with recessed down lighting. UPVC double-glazed frosted window to side aspect. Double shower with thermostatic shower valve. Pedestal wash hand basin and low-level WC. Fully tiled walls and tiled flooring. Heated ladder style towel rail.
<u>Bedroom Two:</u>	<u>14' 6 x 10' / 4.43m x 3.06m (approx')</u> . Coved and papered ceiling, plaster detailed ceiling rose and ceiling light point. UPVC double-glazed bay window to side aspect. Two double panelled radiators. Access to:
<u>En-suite Bathroom:</u>	Plain coved ceiling with recessed down lighting. UPVC double-glazed frosted window to side aspect. Panelled bath with concertina shower screen with thermostatic shower valve. Pedestal wash hand basin, bidet and low-level WC. Fully tiled walls and tiled flooring. Heated ladder style towel rail.

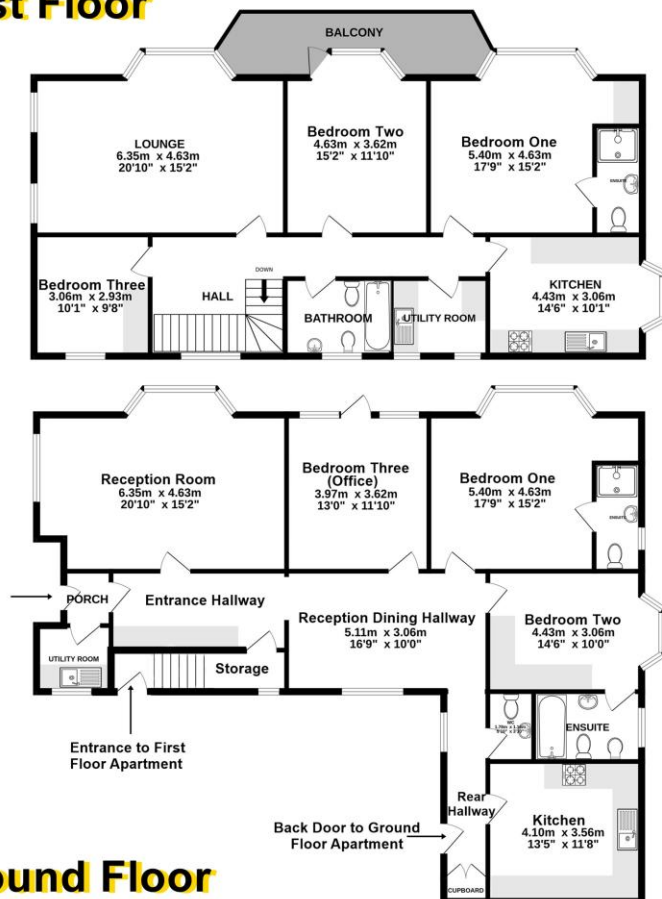
Bedroom Three: **13' x 11' 10 / 3.97m x 3.62m (approx').**

Arranged as an office. Coved and papered ceiling, plaster detailed ceiling rose and ceiling light point. UPVC double-glazed bay window to front aspect with casement door leading to covered terrace and garden. Two double panelled radiators.





First Floor



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Floor Area:

Ground Floor:

149 Sq'M / 1606 Sq'Ft

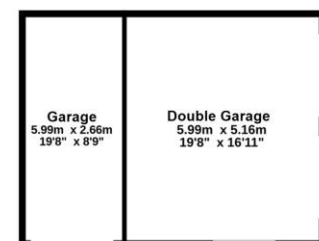
First Floor:

121 Sq'M / 1302 Sq'Ft

Total:

270 Sq'M / 2908 Sq'Ft

Ground Floor



(Garages Not in Correct Position)

Garage
5.99m x 2.66m
19'8" x 8'9"

Double Garage
5.99m x 5.16m
19'8" x 16'11"



(First Floor Apartment)

Steps lead up to private entrance UPVC double-glazed door leading into:

Entrance Lobby & Hallway:

Wood panelling with stairs leading to first floor. Feature leaded window to rear aspect with secondary glazing. At landing hallway level, coved and papered ceiling with two ceiling light points. Hatch provides access to loft. Central heating controls. Single panelled radiator.

Reception Room:

20' 10 x 15' 2 / 6.35m x 4.63m (approx'). A dual aspect room. Naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect with two further side aspect windows. Fire surround with living flame effect gas fire. Two double panelled radiators. Television point.

Kitchen:

14' 6 x 10' 1 / 4.43m x 3.06m (approx').

Plain coved ceiling with recessed low level down lighting and picture rail. UPVC double-glazed bay window to side aspect. A range of wall and base mounted units with work surfaces over. Double bowl single drainer sink unit with mixer tap. Integrated four burner gas hob with cooker hood. Integrated double electric oven. Space and plumbing for dishwasher and space for under counter fridge and freezer. Double panelled radiator, splash back tiling and tiled flooring.

Utility Room Area:

Plain coved ceiling with ceiling light point. Two UPVC double-glazed windows to rear aspect. Wall mounted gas central heating boiler and cupboard housing electrics consumer unit. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Fully tiled walls and tiled flooring.

Bedroom One:

17' 9 x 15' 2 / 5.40m x 4.63m (approx'). Papered ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect, double panelled radiator and fitted wardrobes. Door provides access to:

En-Suite Shower Room:

Plain coved ceiling with recessed down lighting. UPVC double-glazed frosted window to side aspect. Double shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin with mixer tap, low-level WC, fully tiled walls and tiled flooring. Ladder style heated towel rail.

Bedroom Two:

15' 2 x 11' 10 / 4.63m x 3.62m (approx').

Papered ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect giving views over the front garden. Fire surround and double panelled radiator. Door to balcony

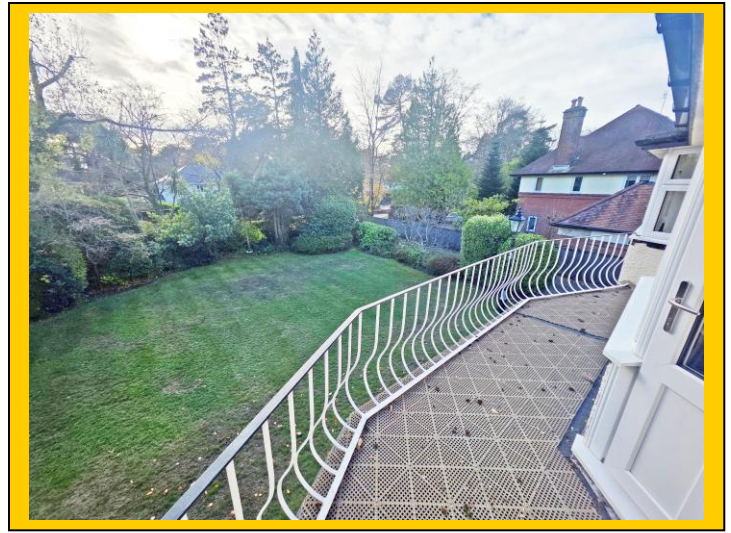
Bedroom Three: **10' 1 x 9' 8 / 3.06m x 2.93m (approx').**

Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator. Fitted wardrobes.

Family Bathroom:

Plain coved ceiling with recessed low level down lighting. Frosted UPVC double-glazed windows to rear aspect. Panelled bath with shower mixer tap, concertina glass shower screen and thermostatic shower valve over. Low-level WC, bidet and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.





Outside Areas:

Driveway:

Dropped pavement provides access to driveway entrance. The driveway gives access to the rear of the property and in turn leads to a turning area as well as access to garages with additional parking.

Detached Garage:

A triple garage structure under a pitch tiled roof. We understand that the double garage is conveyed to #24 and the single garage is conveyed to #24a.

Double-Garage:

19' 8 x 16' 11 / 5.99m x 5.16m (approx'). Electronically operated up-and-over doors. Power and light and window to side aspect.

Single-Garage:

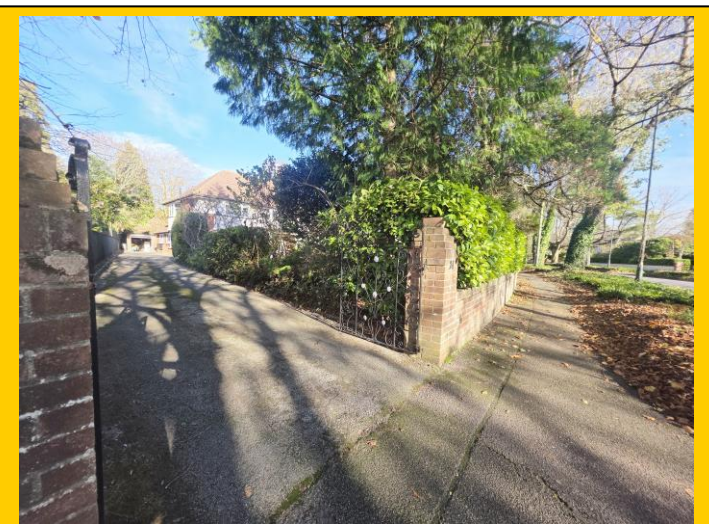
19' 8 x 8' 9 / 5.99m x 2.66m (approx').

Electronically operated up-and-over door. Power and light.

Garden Areas:

Front garden being to a southerly aspect and laid to lawn. A wooded backdrop frontage boundary comprising of mature and established trees, bushes and shrubs gives a good level of privacy from East Avenue. Further well stocked borders and screening shrubs frames the front garden. Sheltered terrace beneath the balcony with tiled flooring being accessible via the ground floor apartment.

To the rear of the property is a further area of lawn with ornamental borders well stocked with screening shrubs and flowering plants.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
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21-38	F		
1-20	G		