



Richmonds
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Sunnydale, 4 Dean Court, Hedge End, Southampton, SO30 4EG

£390,000

Located in a cul-de-sac within walking distance to Hedge End village centre and close proximity to transport links is this three bedroom detached bungalow with a garage and off road parking. This home has been modernised throughout and boasts a re-fitted kitchen and bathroom as well as a light & neutral décor throughout. Other features include an office space/study which is located to the rear of the garage. An internal viewing is strongly recommended to fully appreciate the condition of the property on offer.

Directions

From our office in Freegrounds Road, Turn left onto Freegrounds Avenue, Turn right onto Saint John's Road - B3033, Continue forward onto Wildern Lane, take the second left into Dean Court, the property can be located by our Richmonds for sale board

Accommodation

Entrance hallway: Storage cupboard housing the boiler, loft access
Sitting room: 14'3" x 12'0" (4.35m x 3.66m) Window, radiator, blinds and curtains to remain
Kitchen: 11'5" x 10'0" (3.48m x 3.05m) Window & door to the side. Fitted by Wickes. A range of modern wall & base level units with integrated microwave, double oven, dishwasher, & fridge freezer. Plumbing for washing machine, space for tumble dryer. Under unit lighting
Bedroom 1: 13'2" x 10'2" (4.01m x 3.10m) Window, radiator, wardrobes & curtains to remain
Bedroom 2: 8'5" x 8'5" (2.57m x 2.57m) Window, radiator, blinds & curtains to remain
Bedroom 3: 12'7" x 10'2" (3.84m x 3.10m) Currently used as a dining room. Double glazed French doors to the garden, radiator, window
Bathroom: Heated mirror/vanity lighting, comfort height Wc, large shower tray with glass screen & Aqualisa digital shower, sink unit with cupboards underneath, heated towel rail, fully tiled

Outside

Front: Off road parking upon the driveway, a variety of mature shrubs. Access to the garage
Rear: Enclosed by panel fencing, outside tap, mainly laid to lawn with borders and a patio area coming off the rear of the property.
Garage: 13'4" x 9'7" Up & over style door to the front, power points, lighting. Access to the office
Office: 15'3" x 7'3"

Other Information

Tenure: Freehold
Approximate age: 1960's
Heating: Gas central heating
Windows: Double glazing
Loft: Insulated, partly secured boarding, light and loft ladder in place
Sellers Position: Searching for a property within the local area

Local Information

Council Tax: Band D
Local Authority: Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information on: admin@richmondsproperty.co.uk **01489 789933**



**SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 958 sq ft 89 m2**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		85
81-91	B		
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

