

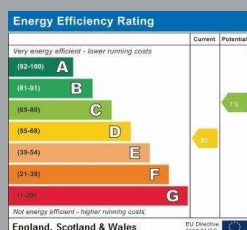
40A EAST AVENUE
BOURNEMOUTH
Dorset, BH3 7DA

£2,250 PCM

[goadsby.com](https://www.goadsby.com)

FOUR/FIVE
BEDROOM
DETACHED HOUSE
WITH LARGE
DRIVEWAY &
DOUBLE GARAGE,
TALBOT WOODS
LOCATION CLOSE
TO TALBOT HEATH
SCHOOL.

- Four/Five Bedroom Detached House
- Offered Unfurnished
- Two Receptions
- Large Driveway & Double Garage
- EPC Rating: Band D



Reference: 1066700

Deposit Amount - £2596.15

Council Tax - Band G

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway and Double Garage

Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

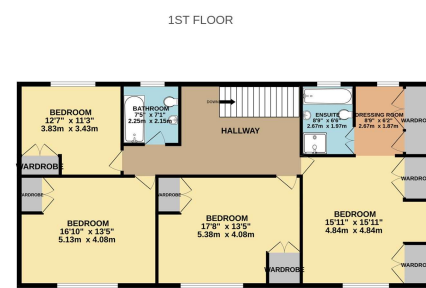
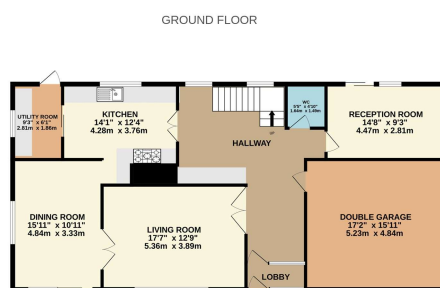
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This four bedroom detached house is located on East Avenue in Talbot Woods, the property is well positioned close to Talbot Heath school and West Hants Leisure centre. The property is privately set back from the road with a large driveway and front garden, with ample parking for multiple cars. Upon entry to the house there is a small lobby suitable for coats/shoes, you are then welcomed into a large hallway with further storage. On the ground floor there is a large living room and separate dining room. The kitchen has a range of floor and overhead units as well as a breakfast area, there is a separate utility room off of the kitchen with further storage. There is a third reception room which could be utilised as an additional bedroom or for a number of other uses, there is also access from the Hallway into the double garage. Upstairs there are four large double bedrooms all with fitted storage, the master also has an additional dressing room and en-suite bathroom with shower and bath. The remaining bedrooms are all serviced by the family bathroom with shower above the bath. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT TO SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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