

Teal Walk, Peel Common,
Gosport, Hampshire, PO13 0RX

£330,000



Ideal Family Home

Well Presented Accommodation

Spacious Open Plan Living Area With Bi-Fold Doors On Twin Aspects

Modern Kitchen

Gas Central Heating

Extended Accommodation

Three Bedrooms

Four Piece Bathroom

PVCu Double Glazing

Garage With Parking Space In Front

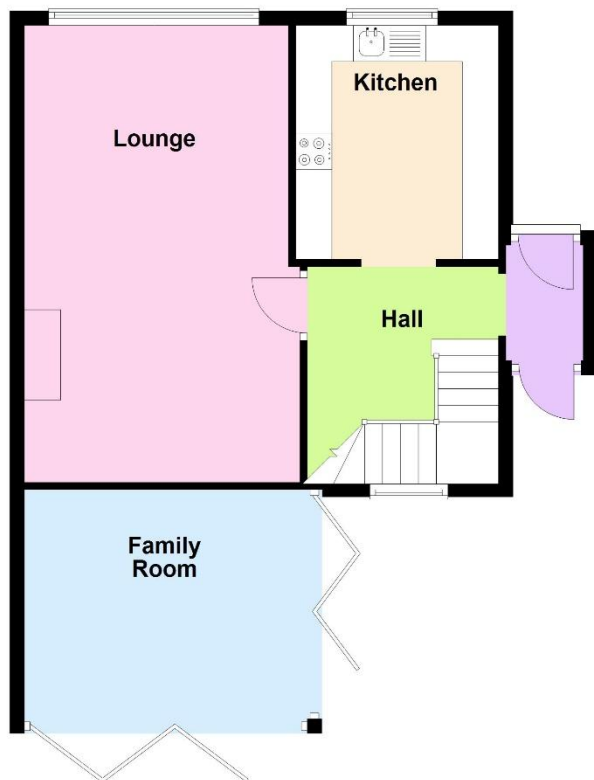
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

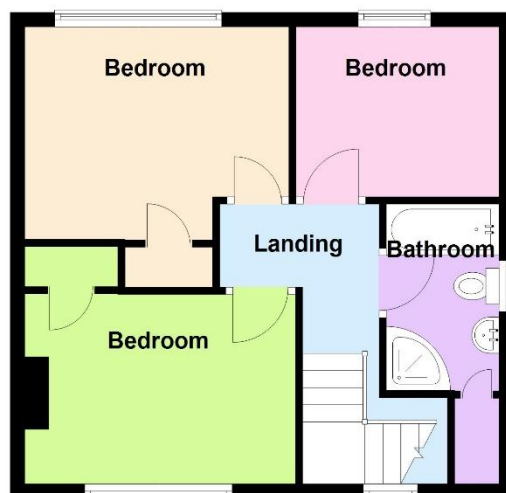
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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door and PVCu double glazed door to garden.
Entrance Hall	Tall standing radiator, PVCu double glazed window, understairs cupboard, stairs to first floor, archway to:
Kitchen	10'8" (3.25m) x 9'1" (2.77m) Modern kitchen comprising single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for dryer, recess for fridge/freezer, PVCu double glazed window, tiled splashbacks, laminate flooring.
Open Plan Living Area	
Lounge / Dining Room	20'8" (6.3m) x 12'6" (3.81m) narrowing to 11'1" (3.38m), PVCu double glazed window, 2 radiators, laminate flooring, wood burning stove on marble hearth, LED lighting.
Family Room / Sun Room	12'9" (3.89m) x 10'5" (3.18m) Bi-fold doors on 2 aspects overlooking the garden, skylight window, laminate flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'0" (3.66m) x 9'6" (2.9m) PVCu double glazed window, built in cupboard, radiator, laminate flooring.
Bedroom 2	12'8" (3.86m) x 9'0" (2.74m) PVCu double glazed window, radiator, built in cupboard, laminate flooring.
Bedroom 3	9'4" (2.84m) x 8'2" (2.49m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, separate shower cubicle with Mira shower, wall tiling, laminate flooring, coved ceiling, storage cupboard housing wall mounted gas central heating boiler.
OUTSIDE	
Rear Garden	With paved patio, artificial grass, slate path, flower borders, raised planters, decking area, timber gate giving access to:
Rear Garage Block	With garage located in block with parking in front.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 999 year lease from 1st May 1963. Current ground rent £5 per annum, current maintenance charge for the upkeep of the communal landscaped area £625.75 per year.

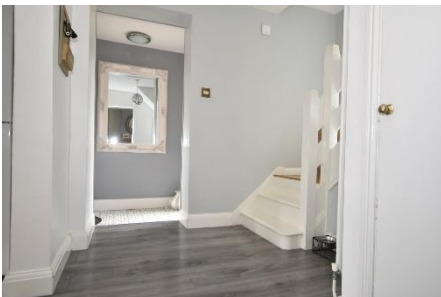
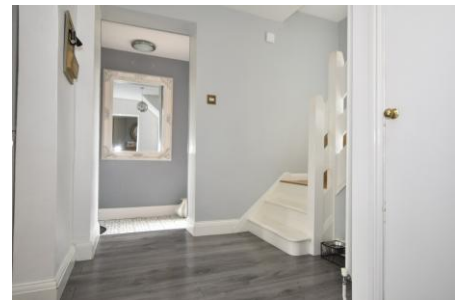
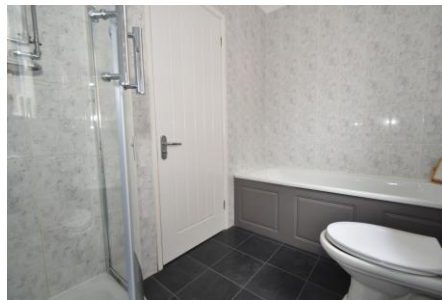
Council Tax

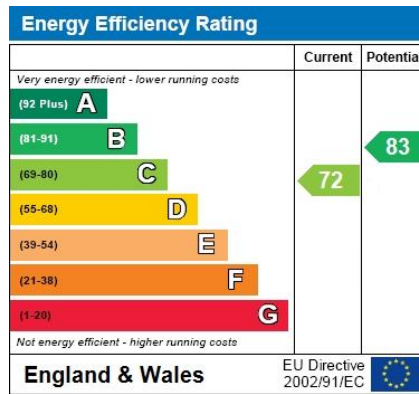
Property Information

These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.