

Property Location
Talbot Woods



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Bryanstone Road, Talbot Woods

Asking Price Of £699,995

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Spacious and Elegant Layout

Two Grand Reception Rooms

Modern Kitchen & Family Room

Seven Well-Proportioned

Bedrooms

Two Stylish Bathroom

Guest WC on Ground Floor

Detached Workshop/Outbuilding

Beautifully Landscaped Gardens

Ample Off-Road Parking

Refurbished Throughout



Why you'll like it

This stunning family home offers spacious and beautifully refurbished accommodation arranged over three floors. The impressive entrance hall leads to two elegant reception rooms, both featuring large bay windows, high ceilings, and period charm.

To the rear, a modern open-plan kitchen and family room provide the perfect space for everyday living, with doors opening onto the landscaped garden. A guest WC completes the ground floor.

Upstairs, the first floor offers four generous double bedrooms, a stylish family bathroom, and a separate shower room. The second floor provides three additional bedrooms and useful storage, ideal for guests or a home office.

Externally, the property enjoys private landscaped gardens, a large patio area, and ample driveway parking leading to a detached workshop. Extensively refurbished throughout, this is a superb family home ready to move straight into.

Agent Notes
Tenure: Freehold
EPC - E
Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: 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 reports before finalising their offer to purchase.

5. 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 Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

