

Property Location Bournemouth



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.

Beatty Road, Bournemouth

Offers Over £800,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

Unique Character Residence

Used As Home & Work Space

Two Self-Contained Annexes

Five Bedrooms

Three Bathrooms

Two Reception Rooms

Kitchen/Breakfast Room

Low Maintenance Garden

Gas Central Heating

Double Glazing



Why you'll like it

A rare opportunity to purchase a very unique four-bedroom detached chalet bungalow with two self-contained annexes used by the current owner as a home and income residence. this very flexible layout could suite a multitude of living needs.

Unique detached residence * five bedrooms * two reception rooms * three bathrooms * kitchen/breakfast room * conservatory * two self-contained annexes * low maintenance gardens * driveway * gas heating via radiators * double glazing

The front entrance door opens into a spacious hallway with doors leading to all ground floor principal rooms. The living room is currently used as a large bedroom and has a feature bay window whilst the sitting room also has a bay window with access to a conservatory.

There is a dual aspect kitchen/breakfast room with a full range of kitchen units with some integrated appliances. Other ground floor accommodation offers two bedrooms and a bathroom. There are two double bedrooms on the first floor which both benefit from having ensuite shower rooms.

There are two self-contained annexes with both kitchen and shower room facilities. The plot is fully enclosed by high panelled fencing and is designed for easy maintenance.

Agent's Note's:
Tenure: Freehold
Tax Band: D
All Mains Connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	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 cooperation 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.

