





## HOUSE & SON

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**CLICK VIDEO LINKS** - A rare opportunity to purchase in one of the most prestigious locations on the South Coast - Talbot Woods, Bournemouth. An outstanding conservation area in Bournemouth being close to local amenities, schooling, travel exchange and Bournemouth award winning beaches.

A character detached house situated on generous corner plot with a sweeping driveway to front and enveloping gardens. An original home retaining an abundance of original features. Built circa 1930's, this property boasts five spacious reception rooms, five first floor double bedrooms and attic room, with a scope to improve and modernise for the 'forever home'. Approximately 3,400 sq ft of accommodation. An exciting proposition for all.

A strong demand is expected for this home in the sought after Talbot Woods location, being sold at a realistic price... This home is not to be missed.



### FEATURE CENTRALISED ENTRANCE

Original wooden door with complementing side panels to inner lobby.

### INNER LOBBY

Terrazzo style floor. Provision for shoes and coats etc. Original inner door, panelled and leaded glass with matching side enclosures into entrance hall.

### ENTRANCE HALL

**13' 8" x 10' 9 plus recess" (4.17m x 3.28m)**

An impressive spacious reception hallway retaining original features including 'tumed' step to stairwell, deep picture rail, five panelled internal original wooden doors and tall ceilings.

### GROUND FLOOR WC

Two door entry, storage. Low level WC, half tiled walls, pedestal wash hand basin. Original obscure casement window.

### MORNING ROOM

**17' 5 width" x 15' 1 into bay" (5.31m x 4.6m)**

Double glazed bay window overlooking mature gardens. A room with an abundance of features from decorative panelled/beamed ceiling, mirror over mantle wooden fireplace surround, picture rail etc. Two small leaded and stained glass finished windows to side. Radiator.

### SITTING ROOM

**17' 0 into bay" x 14' 0" (5.18m x 4.27m)**

Dual aspect with double glazed bay window and UPVC double glazed sliding patio doors accessing directly onto mature private garden. Feature tiled surround fireplace with step up hearth. Picture rail. Two radiators.

### DINING ROOM

**15' 9 into bay" x 14' 0" (4.8m x 4.27m)**

Feature tall over mantle fireplace surround. Double glazed window to rear with access directly onto private mature rear south facing garden. Two small feature original leaded and stained glass windows. Radiator.

### BREAKFAST ROOM/STUDY

**16' 0 width" x 11' 10 into bay" (4.88m x 3.61m)**

Double glazed bay window overlooking mature deep gardens to front. Original cabinet/storage to side with electrical meter etc. Picture rail. Radiator.

### KITCHEN

**12' 10" x 12' 1" (3.91m x 3.68m)**

Feature terrazzo style floor. Built in wooden cabinets. Double width butlers sink. Space for cooker, space for fridge/freezer. Radiator. Double doors leading into studio/reception rooms.

### STUDIO/RECEPTION ROOM FIVE

**28' 10" x 10' 7 overall room size" (8.79m x 3.23m)**

A stunning feature room with part vaulted ceilings with inset Velux style windows. Tiled floor. Radiators. Tall ceiling with an abundance of natural light. There are double glazed doors to rear with full height side panels overlooking and accessing onto private south facing mature garden. Tiled floor.

Agent's note: Annex potential (refer to floor plan).



### UTILITY AREA

**5' 4" x 3' 0" (1.63m x 0.91m)**

Located within studio/reception rooms. Provision for washing machine/tumble dryer. Door to outer lobby.

### OUTER LOBBY

Tiled floor. Door access to side.

### BUILT IN PANTRY/STORAGE

Pantry with storage shelving.

### BOOTROOM/POTENTIAL GROUND FLOOR SHOWER

**5' 8" x 4' 7" (1.73m x 1.4m)**

Radiator. Extractor fan. Useful storage. Provision for ground floor shower







room.

### **STAIRS TO FIRST FLOOR LANDING**

Feature newel posts, decorative wooden side panels to stairwell. Understair storage. Wide thread stairs leading to half return landing with original wooden surround, three casement leaded and stained glass window. The first floor landing is a spacious reception area with all principal rooms leading off. Picture rails. Three deep storage cupboards with further deep recessed closet housing lagged tank and pinewood shelving/storage. Radiator.

### **MASTER BEDROOM**

**17' 5 width" x 15' 9 into bay" (5.31m x 4.8m)**

Double glazed window with view over the mature front gardens. Two small leaded glass windows. Picture rail. Radiator.

### **BEDROOM TWO**

**17' 8 into bay max" x 14' 0" (5.38m x 4.27m)**

Double glazed bay window with view over established gardens. Two original leaded and obscure glazed windows to side. Feature fireplace surround with tiled hearth. Picture rail. Radiator.

### **BEDROOM THREE**

**16' 4 into bay" x 14' 0" (4.98m x 4.27m)**

Double glazed bay window to rear with overview of the southerly aspect mature grounds and garden. Two small leaded glass windows. Radiator. Tiled floor with step up hearth. Two radiators. Picture rail.

### **BEDROOM FOUR/UTILITY**

**10' 8" x 10' 0" (3.25m x 3.05m)**

Currently arranged as utility. Double glazed window. Radiator. Stainless steel sink unit and drainer. Fitted cabinets. Informal stairwell leading to attic space.

### **ATTIC SPACE**

**28' 0" x 15' 5 overall combined rooms" (8.53m x 4.7m)**

Attic space with various access eaves panels for additional storage. Velux style window overlooking garden. Door to study/work from home office (currently used as dark room).

### **BEDROOM FIVE**

**12' 2" x 11' 6 into bay" (3.71m x 3.51m)**

Double glazed bay window with views over tree lined Avenue. Picture rail. Feature fireplace surround.

### **BATHROOM**

Obscure double glazed window. Oversized shower with electric shower. Pedestal wash hand basin. Radiator. Part tiled walls.

### **SEPARATE WC**

High flash WC. Part tiled. Obscure double glazed window.

### **AGENTS NOTE**

The plot is approximately 90ft frontage x approximately 125ft/130ft depth overall.

### **DRIVEWAY**

Sweeping wide driveway to the front.

### **GARAGE**

**20' 0" x 9' 4 approx" (6.1m x 2.84m)**

Oversized garage with pitched roof.

### **GARDENS**

Mature gardens to front, side and rear. Over the period of time, the once 'field garden' has been transformed into a stunning 'wrap around mature private setting' with an abundance of exotic plants and shrubs including Acer trees, banana trees and camellias. A garden of interest for all.

### **AGENTS NOTE**

The video links and CGI slides are for illustration only. The property requires full modernisation, as per the agent's original photographs. Please call House & Son for further details.

### **DISCLAIMER**

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Total area: approx. 318.9 sq. metres (3433.0 sq. feet)

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## Energy performance certificate (EPC)

17 Talbot Avenue BOURNEMOUTH BH3 7HR	Energy rating	Valid until:	8 September 2035
	<b>D</b>	Certificate number:	0088-3054-0201-5725-4200

Property type

Detached house

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