





## **HOUSE & SON**

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Talbot Woods is one of Bournemouth's most sought-after residential areas, renowned for its tree-lined avenues, character properties and tranquil setting, while remaining conveniently close to excellent local amenities. This detached house, requiring full refurbishment, offers a rare opportunity to create a bespoke home in a prime location. The property is within easy reach of Meyrick Park Golf Course and West Hants Tennis Club, as well as the award-winning sandy beaches of Bournemouth, all in close proximity, making it an ideal setting for both leisure and everyday convenience.

### **ENTRANCE PORCH**

Tiled floor. Wooden door to the entrance hall.

### **ENTRANCE HALL**

**12' 10" x 7' 9" (3.91m x 2.36m)**

Stairs to first floor. Two leaded light side panels. Radiator. Wall light point. Understair storage cupboard.



### **CLOAKROOM**

Low-level WC and wash hand basin. Double-glazed leaded light window to the side.

### **LIVING ROOM**

**14' 11" x 12' 11 plus bay" (4.55m x 3.94m)**

Three radiators. Double-glazed bay window to front, two side leaded light windows. Fireplace with inset fire. Two wall light points. Arch to dining room.

### **DINING ROOM**

**15' 2" x 12' 10" (4.62m x 3.91m)**

Patio doors to the rear garden and a window to the side.  
Three radiators. Two wall light points.

### **KITCHEN/BREAKFAST ROOM**

**12' 5" x 12' 5" into box bay" (3.78m x 3.78m)**

Window overlooking the rear garden. One and a half bowl sink unit, inset roll top worksurfaces with base units beneath, further range of units and matching wall-mounted cupboards. Space for appliances, floor-mounted gas-fired boiler. Radiator. Door to the utility.

### **UTILITY ROOM**

Access to the garage. Walk-in larder cupboard, walk-in cupboard with plumbing for a washing machine. Radiator. Door and side panel to the rear garden.

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

Leaded light window to the side. Airing cupboard housing a hot water tank.

### **BEDROOM ONE**

**15' 6" into bay" x 15' 0" (4.72m x 4.57m)**

Leaded light bay window to front, two leaded light windows to side. Three radiators.

### **BEDROOM TWO**

**14' 10" x 12' 10" (4.52m x 3.91m)**

Double glazed window to rear. Radiator.

### **BEDROOM THREE**

**12' 10" x 9' 8" into bay" (3.91m x 2.95m)**

Leaded light double glazed window to front. Radiator.



### **BATHROOM**

Suite comprises panelled bath, pedestal wash hand basin, low level WC and bidet. Tiled walls. Walk in shower cubicle with shower over. Heated towel rail and window to side.

### **REAR GARDEN**

Paved area abutting property. The remainder being lawn, various shrubs and trees. Timber chalet.







### **FRONT GARDEN**

Mainly laid to lawn. Mature hedge providing screening and various shrubs.

### **ATTACHED GARAGE**

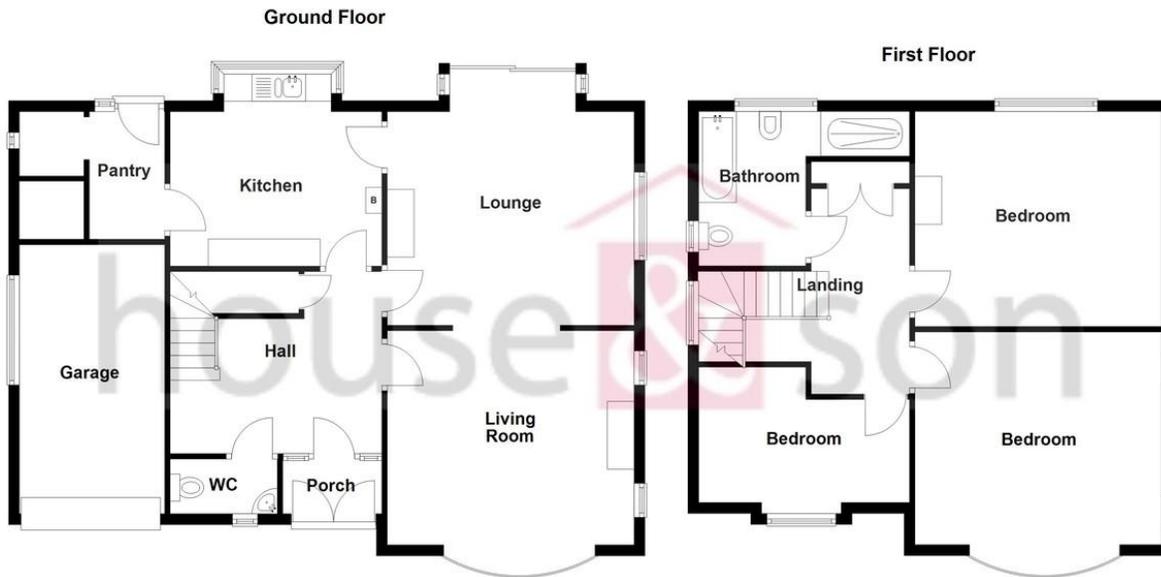
Electric 'up and over' door. Access via side gate.

### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Total area: approx. 157.7 sq. metres (1697.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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## Energy performance certificate (EPC)

49 Huntly Road BOURNEMOUTH BH3 7HG	Energy rating	Valid until:	1 October 2035
	<b>E</b>	Certificate number:	0121-3955-4200-3235-2200

Property type

Detached house