

# 47, Somerley Road, Bournemouth, BH9 1EN



# Property overview

**Guide Price £330,000**

A well-presented three double bedroom detached home in Somerley Road, Bournemouth.

Convenient for the scenic walks and amenities of Winton Recreation Grounds (0.4 miles), popular shops, restaurants and amenities of Winton High Street (0.6 miles), popular pre, primary and secondary schools and travel routes to further afield.

The accommodation offers entrance lobby with under-stairs storage, open plan lounge/diner and a kitchen on the ground floor.

Upstairs there are three double bedrooms and family bathroom. Externally there is a front garden section (that can be used for a single car) and a rear decking/garden with log cabin.

The property also benefits from UPVC double glazing, and gas fired central heating.



# Accommodation

## **Front External:**

Front garden section (with dropped kerb and white line), enclosed by dwarf walls, path leading to gate to rear garden and front door to:

## **Entrance Lobby: 3' 6" x 2' 11" (1.07m x 0.89m)**

Door to open plan lounge/diner, door to:

## **Under-Stairs Storage: 4' 5" x 2' 11" (1.35m x 0.89m)**

Providing storage, housing electric consumer unit.

## **Open Plan Lounge/Diner: Overall: 25' 7" max x 15' 7" max (7.79m x 4.75m)**

## **Lounge Area: 15' 7" max x 13' 9" max (4.75m x 4.19m)**

Spotlights, bay window and single window to front aspect, radiator, feature fire surround, open plan with:

## **Dining Area: 14' 0" max x 12' 2" max (4.26m x 3.71m)**

Spotlights, central heating thermostat, window to rear aspect, radiator, opening to staircase, opening to:

## **Kitchen: 11' 4" x 8' 1" (3.45m x 2.46m)**

Spotlights, window to rear aspect, part tiled walls, range of eye and base level units, range cooker with stainless steel splash back and extractor over, 1 1/2 bowl sink/drain, radiator, space for appliances (washing machine, dishwasher, fridge/freezer), gas fired combination boiler, door to side path/garden.

## **First Floor Landing: 16' 0" max x 5' 2" max (4.87m x 1.57m)**

Hatch to loft, smoke alarm, window to side aspect, radiator, doors to accommodation

## **Bedroom One: 12' 7" max x 10' 1" max (3.83m x 3.07m)**

Built in wardrobe/hanging space, window to rear aspect, radiator, character floorboards.

## **Bedroom Two: 12' 6" max into bay x 10' 1" (3.81m x 3.07m)**

Spotlights, bay window to front aspect, radiator.

## **Bedroom Three: 11' 2" x 8' 6" (3.40m x 2.59m)**

Window to rear aspect, radiator, character floorboards, door to:

## **Cupboard: 2' 6" x 2' 2" (0.76m x 0.66m)**

Shelving and hanging space, providing storage.

## **Bathroom: 9' 9" x 5' 2" (2.97m x 1.57m)**

Shower enclosure with mixer controls and handheld attachment over, part tiled walls, obscured window to front aspect, panelled bath with mixer tap and handheld attachment over, pedestal wash hand basin, ladder style towel radiator, WC.

## **Rear External:**

Easterly facing, enclosed by wall and fence, laid to decking and grass, raised flower beds, outside tap, access to:

## **Outbuilding: 9' 1" x 5' 9" (2.77m x 1.75m)**

(Not accessible at time of instruction so measured from outside.) Log cabin construction, entrance via double doors, windows to side and front aspects with power and electric heating.

# Photography











# Floor Plan

# EPC



08/06/2026, 11:52

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (/)

English | Cymraeg

## Energy performance certificate (EPC)

47, Somerley Road BOURNEMOUTH BH9 1EN	Energy rating <b>C</b>	Valid until: 7 June 2027
		Certificate number: 8606-5230-5029-2007-9633

Property type: Detached house

Total floor area: 88 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8606-5230-5029-2007-9633>

1/7

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Contact

**Tel: 01202 805 806**

**Email: [hello@simonandcoproperty.co.uk](mailto:hello@simonandcoproperty.co.uk)**

**Also find us on**

