





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 'turned' 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 over all 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 over viewing 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.

BOOT ROOM/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.



Total area: approx. 318.9 sq. metres (3433.0 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 (Tel: 01202 556006)
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Energy performance certificate (EPC)

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

Property type

Detached house

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