

**96, Howeth Road,  
Bournemouth, BH10 5ED**



# Property overview

**Guide Price £180,000**

A purpose built 2 bedroom ground floor flat with own garden in need of some refurbishment, but benefitting from modern roof, double glazing, modern boiler, EICR check, and recently laid driveway.

Convenient for Redhill Park (0.6 miles), local pre, primary and secondary schools, Turbary Retail Park (2.1 miles), the popular amenities, restaurants and shops of Winton High Street (1.0 miles), Bournemouth University (1.3 miles) as well as travel routes to Bournemouth (3.3 miles), Poole (4.7 miles) and Southbourne (6.3 miles).

The accommodation offers hallway, two bedrooms (both able to accommodate double beds), bathroom, lounge/diner, kitchen, rear lobby with two storage cupboards, and back door giving access to private rear garden.

There is an allocated section of driveway with space for one vehicle and on street parking. No regular service charge, remainder of 999 year lease.

Offered with no forward chain and vacant possession.



# Accommodation

## **Front External:**

Driveway laid to tarmac (left hand side as you face the property from the road), side path leading to private garden and front door to:

## **Hallway: 11' 7" max x 6' 9" max (3.53m x 2.06m)**

Smoke alarm, picture rail, stair recess, thermostat control, radiator, electric meter, and doors to accommodation.

## **Lounge: 16' 2" max into bow bay x 11' 11" max (4.92m x 3.63m)**

Picture rail, bow bay window to front aspect, radiator, gas fire.

## **Kitchen: 11' 1" x 8' 0" (3.38m x 2.44m)**

Window to side aspect, range of eye and base level units, space for appliances (washing machine, oven, fridge/freezer), stainless steel sink/drain, radiator, door to:

## **Inner Hall: 3' 3" x 3' 0" (0.99m x 0.91m)**

Doors to two storage cupboards. Back door to communal rear access and private rear garden.

## **Cupboard One: 5' 9" x 2' 7" (1.75m x 0.79m)**

Part sloped ceiling, providing storage and housing gas meter.

## **Cupboard Two: 3' 9" x 2' 7" (1.14m x 0.79m)**

Window to rear aspect, shelving, providing storage.

## **Bedroom One: 12' 1" max x 11' 11" max (3.68m x 3.63m)**

Picture rail, window to rear aspect, range of built-in wardrobes (also housing gas fired combination boiler), radiator.

## **Bedroom Two: 10' 8" x 7' 9" (3.25m x 2.36m)**

Picture rail, window to front aspect, radiator.

## **Private Rear Garden:**

Enclosed by fence, concrete path to back, laid to shingle and turf.

## **Tenure:**

Share of freehold with remainder of 999 year lease (from 1985).

## **Service Charge:**

50/50 as and when with the first floor flat.

## **Ground Rent:**

None.

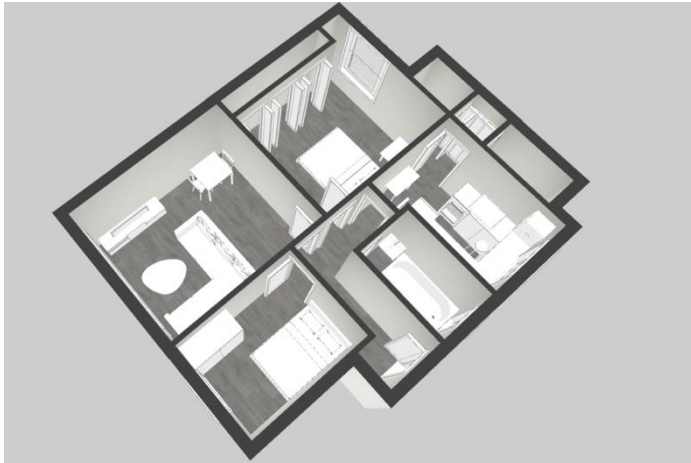
## **Buildings Insurance:**

The latest cost was £140 for the year.

## **Agents Note:**

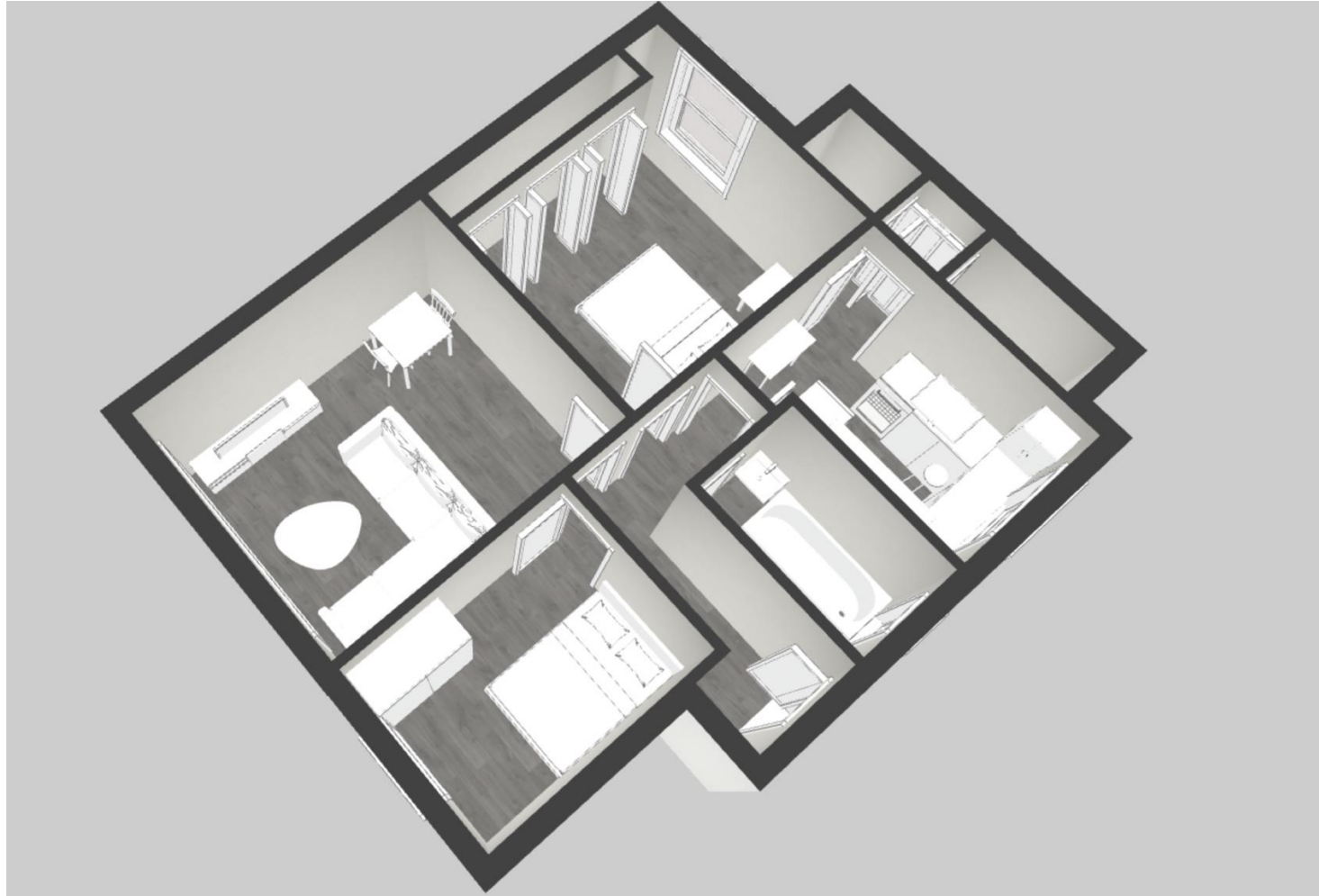
The tenant has been given notice and will be vacating the property. We have provided a simplistic 3d floorplan to give a sense of scale and potential arrangement of furniture. The property is currently very cluttered and so we appreciate the photographs may be difficult to interpret.

# Photography









# Floor Plan

# EPC



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## Energy performance certificate (EPC)

96, Howeth Road BOURNEMOUTH BH10 5ED	Energy rating <b>D</b>	Valid until: 17 July 2026
		Certificate number: 9688-6098-7203-4366-0984

Property type Ground-floor flat

Total floor area 59 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 D. It has the potential to be C.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9688-6098-7203-4366-0984>

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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.



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