





HOUSE & SON

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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

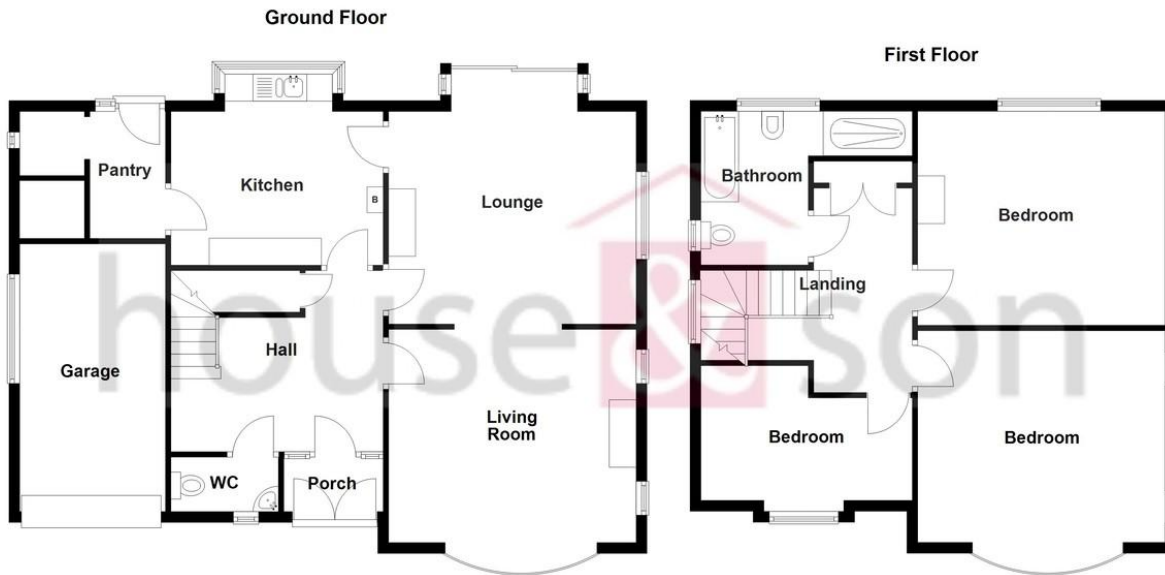
Electric 'up and over' door. Access via side gate.

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.

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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 (Tel: 01202 556006)
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Energy performance certificate (EPC)

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

Property type

Detached house