







Exton Road, Bournemouth Asking Price Of £575,000









Exton Road, Bournemouth

3/4 Bedrooms, 2 Bathroom

Asking Price Of £575,000

- DETACHED HOUSE
- LARGE CORNER PLOT
- PRIME LOCATION
- CONSERVATORY
- LARGE GARDEN
- NO CHAIN

Introducing an impressive detached house located in the sought-after Southbourne area of Bournemouth offering a range of features that make it a perfect choice for comfortable living. This property is ideally positioned within walking distance to the Royal Hospital, beautiful sandy beaches, supermarkets, Castlepoint shopping centre, the river, and the vibrant Southbourne Grove.

This home enjoy the benefits of a generously sized corner plot, providing easy access from two different roads. This unique feature offers convenience and versatility for both residents and visitors. Step into a spacious entrance porch with double doors and bespoke stained-glass glazing, setting a stylish and welcoming tone as you enter the home. The large entrance hall welcomes you with carpet flooring and an understairs cupboard, providing ample storage space for your belongings. Convenience is key, and this property offers a cloakroom with a toilet and sink, making it easy to freshen up without having to go upstairs.

Relax in the inviting lounge featuring bay windows that allow natural light to illuminate the space. This room is perfect for unwinding or entertaining guests. The expansive kitchen/diner is truly a heart of the home.

With double glazed bay windows, ceramic tiled flooring creating an open and inviting atmosphere. throughout, and a modern fitted kitchen with integrated appliances, this space is a haven for cooking The modern main bathroom is complete with elegant through double patio doors. An adjoining conservatory provides convenient access to the loft space. can be accessed through a double glazed sliding door, creating a seamless flow of indoor and outdoor living. The large garden is divided into two sections, offering a Step into the charming conservatory, featuring sliding tiled patio area with a flower bed on one side and an ambiance of this space with ceramic tiled flooring, a tranquil space for relaxation or a spot for outdoor perfect for relaxation or as an additional dining area.

The property offers three bedrooms, each with its own residents and their guests. unique appeal. Bedroom (1) is a large double bedroom with double glazed bay windows and carpet flooring. Don't miss the opportunity to make this incredible Bedroom (2) also boasts generous proportions, property your own. Contact us today to arrange a featuring double glazed bay windows and carpet viewing and experience the exceptional lifestyle that flooring. Bedroom (3) is a spacious single bedroom with awaits you in this desirable Southbourne location. double glazed bay windows and carpet flooring. The landing area is both functional and stylish, featuring large double glazed windows and carpet flooring,

enthusiasts. It also boasts a breakfast bar, a separate sanitary wear, a bathtub, and a separate rectangle utility area with a sink, and direct access to the garden shower cubicle with a rainfall effect shower. It also

doors that open up to the garden. Enjoy the tranquil AstroTurf garden area on the other. Whether you desire gatherings, this garden provides endless possibilities. On-road parking is available, ensuring convenience for









Entrance Porch Entrance Hall Cloakroom Lounge 12' 8" X 15' 1" (3.87m X 4.61m) Kitchen/Diner 22' 8" X 14' 5" (6.93m X 4.40m) Conservatory 9' 10" X 7' 2" (3.00m X 2.19m) Bedroom (1)14' 5" X 13' 11" (4.40m X 4.26m) Bedroom (2) 15' 7" X 12' 7" (4.76m X 3.86m) Bedroom (3) 8' 5" x 8' 0" (2.57m x 2.44m) Landing Main Bathroom Garden

Tenure - Freehold Council Tax Band - D EPC - D Estimated Rent £2,000 pcm. Yield 4.17% **DISTANCES**:

250 mts to Iford Bridge

800 mts to Tesco

1.0km to Bournemouth Royal Hospital

1.9 km to Award-Winning Sandy Beaches

2.6 km to Castle Point Shopping Centre

2.5 km to Hengistbury Nature Reserve

1.1 km to Kings Park

3.1 km to Boscombe Pier

5.2 km to Bournemouth Pier

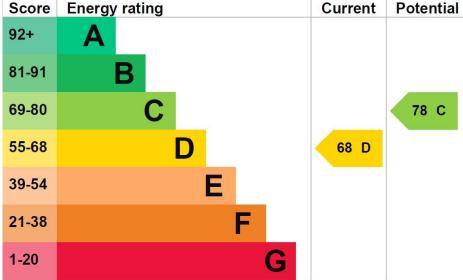
5.3 km to Bournemouth Town Centre

- order that there will be no delay in agreeing the sale.
- general guide to the property and, accordingly, if there warranty whatever in relation to this property. is any point which is of particular importance to you, please contact the office and we will check the position

for you, especially if you are contemplating travelling some distance to view the property.

- 3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. These particulars are issued in good faith but do not 1. Money laundering regulations: intending purchasers constitute representations of fact or form part of any will be asked to produce identification documentation at offer or contract. The matters referred to in these a later stage and we would ask for your co-operation in particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co 2. General: while we endeavour to make our sales Bournemouth limited nor any of its employees or agents particulars fair, accurate and reliable, they are only a has any authority to make or give any representation or









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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements are Approximate. Services Not tested: 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.



