

**FOR SALE**



**Exton Road, Bournemouth**  
**Asking Price Of £575,000**

  
**MARTIN & CO**





## 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 throughout, and a modern fitted kitchen with integrated appliances, this space is a haven for cooking enthusiasts. It also boasts a breakfast bar, a separate utility area with a sink, and direct access to the garden through double patio doors. An adjoining conservatory can be accessed through a double glazed sliding door, creating a seamless flow of indoor and outdoor living. Step into the charming conservatory, featuring sliding doors that open up to the garden. Enjoy the tranquil ambiance of this space with ceramic tiled flooring, perfect for relaxation or as an additional dining area.

The property offers three bedrooms, each with its own unique appeal. Bedroom (1) is a large double bedroom with double glazed bay windows and carpet flooring. Bedroom (2) also boasts generous proportions, featuring double glazed bay windows and carpet flooring. Bedroom (3) is a spacious single bedroom with double glazed bay windows and carpet flooring. The landing area is both functional and stylish, featuring large double glazed windows and carpet flooring,

creating an open and inviting atmosphere. The modern main bathroom is complete with elegant sanitary wear, a bathtub, and a separate rectangle shower cubicle with a rainfall effect shower. It also provides convenient access to the loft space.

The large garden is divided into two sections, offering a tiled patio area with a flower bed on one side and an AstroTurf garden area on the other. Whether you desire a tranquil space for relaxation or a spot for outdoor gatherings, this garden provides endless possibilities. On-road parking is available, ensuring convenience for residents and their guests.

Don't miss the opportunity to make this incredible property your own. Contact us today to arrange a viewing and experience the exceptional lifestyle that awaits you in this desirable Southbourne location.



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

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
 2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there 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 constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor



Total Area: 129.6 m<sup>2</sup> ... 1395 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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