

**9a Dunkeld Road, Talbot Woods,
Bournemouth, BH3 7EN**

**Price Guide:
£325,000
Freehold**



FOR SALE BY INFORMAL TENDER. TENDERS TO BE SUBMITTED IN WRITING BY CLOSE OF BUSINESS ON MONDAY 7TH DECEMBER 2020. A substantial, character first floor flat set within this charming character house. The accommodation comprises a large first floor landing with original coloured feature stained glass window, lounge, kitchen, three bedrooms, bathroom and separate cloakroom. The property owns the Freehold to the building and does not require modernisation throughout which we feel represents an ideal refurbishment project and there is also a section of private garden conveyed with the apartment. No Forward Chain.

LOCATION NOTE The apartment lies within the extremely popular location of Talbot Woods and close by you will find the West Hants Leisure and Tennis Club. The centre of Bournemouth with its beaches, gardens, excellent shopping facilities and mainline London railway station is a short drive away.

WOODEN MULTI-PANED OBSCURE PERSONAL FRONT ENTRANCE DOOR Leads through to:

ENTRANCE VESTIBULE Smooth set ceiling, light point, single glazed opaque window to the side. From here stairs lead up to:

FIRST FLOOR LANDING Which we feel is a feature of the property providing a spacious, open, welcoming feel with naturally coved and smooth set ceiling, light point, picture rail, telephone point, radiator, wall mounted thermostat control dial, loft access hatch providing roof storage space, large airing cupboard housing the hot water tank, slatted shelving for linen storage, central heating and hot water control panel, stunning feature original stained glass window, doors then lead off to:

LOUNGE 16' x 15' into bay (4.88m x 4.57m) Naturally coved and smooth set ceiling, timber framed single glazed bay window to front aspect, radiator below, stone built fireplace with inset shelving, radiator, picture rail.

KITCHEN 12' into bay x 10' (3.66m x 3.05m) Currently comprising a range of wall and base units to include drawers, roll edge worksurfaces, single sink with pillar taps and double drainer, wall mounted boiler, timber framed single glazed window to rear aspect, space for cooker, naturally coved and smooth set ceiling, strip light, picture rail.

BEDROOM 1 16' x 15' into bay (4.88m x 4.57m) Naturally coved and smooth set ceiling, light point, picture rail, timber framed single glazed bay window to front aspect, radiator below, fireplace with tiled hearth, inlay and mantel surround, pedestal wash hand basin with pillar taps.

BEDROOM 2 12' x 12' (3.66m x 3.66m) Ceiling light point, picture rail, timber framed single glazed window to the side aspect, radiator below, ample space for bedroom furniture.

BEDROOM 3 11' 8" x 11' (3.56m x 3.35m) Smooth set ceiling, light point, picture rail, timber framed single glazed window to the rear aspect, radiator below, wall mounted wash hand basin with pillar taps, ample space for free standing bedroom furniture, exposed wooden floorboards.

BATHROOM 8' 7" x 6' 7" (2.62m x 2.01m) Comprising a two piece coloured suite to include panel enclosed bath, pedestal wash hand basin with pillar taps, part tiled walls, timber framed single glazed opaque window to side aspect, smooth set ceiling, light point, radiator.



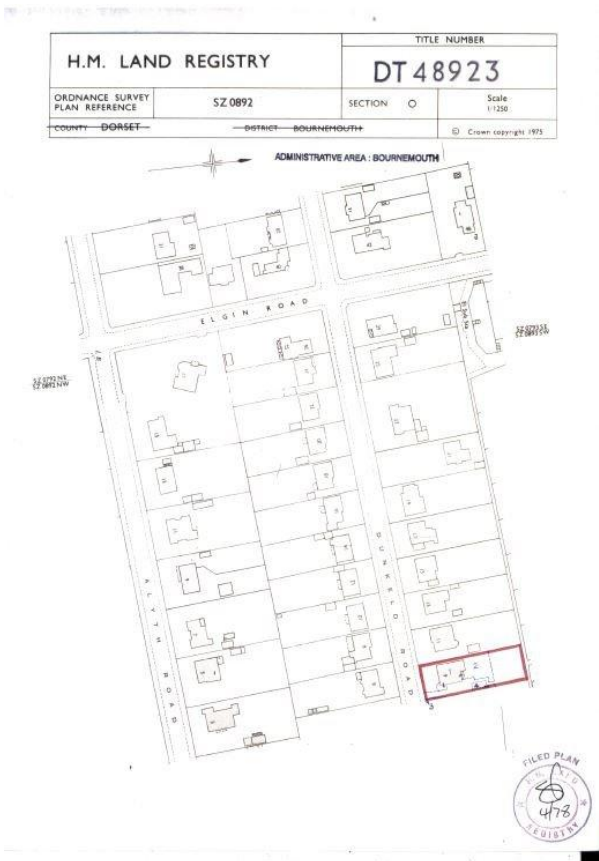
SEPARATE CLOAKROOM Comprising of low flush WC, part tiled walls, timber framed single glazed opaque window to side aspect, smooth set ceiling, light point.

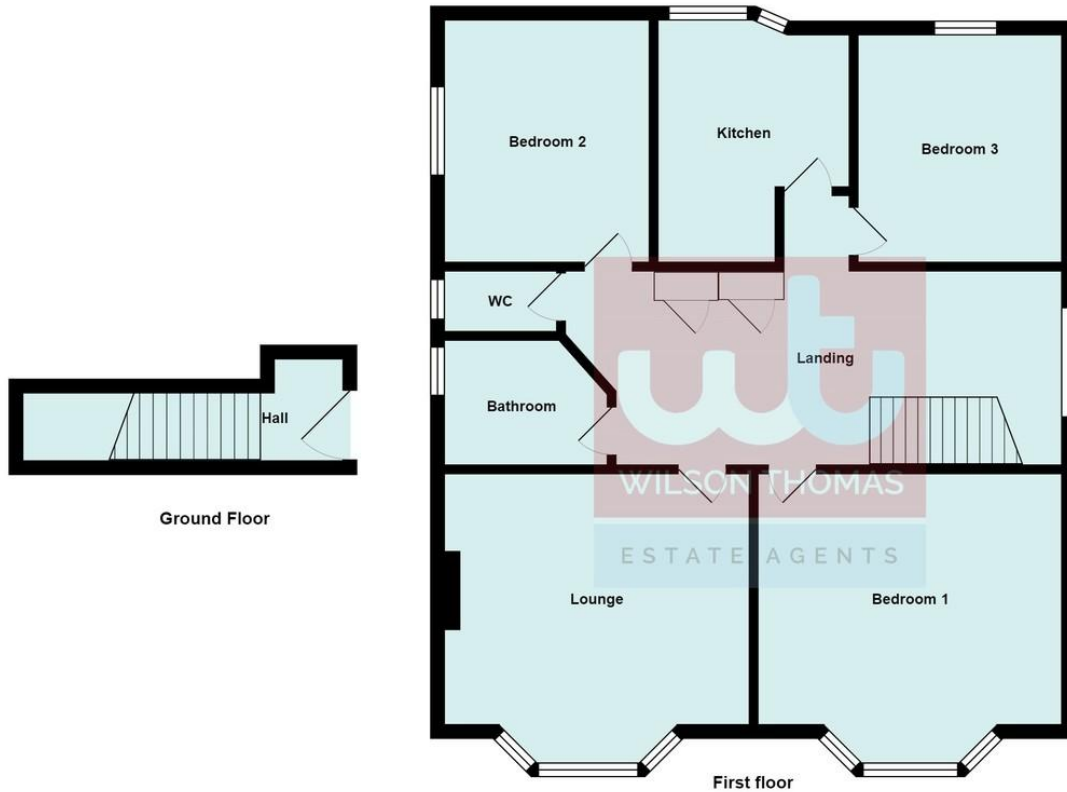
PRIVATE GARDEN AREA The garden is accessed via a wooden latched gate and a pathway leads into the garden which is mainly laid to lawn with a selection of mature plants, trees and shrubbery throughout.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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. Items shown in photographs 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.

Ref: 14001





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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