



PETTENGELLS
ESTATE AGENTS

15 Solent Road, Walkford, Dorset, BH23 5PZ
Asking Price £495,000

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- Well presented character home
- Living Room
- Dining Room
- New Bathroom
- Lovely Garden
- Wide Driveway
- Kitchen and seperate utility room
- Downstairs cloakroom/WC
- Three bedrooms
- New boiler 2023





LOVELY DETACHED CHARACTER HOUSE!

We are pleased to offer this spacious three bedroom, two reception room, detached character residence. 18' family/dining room has a log burner and opens to splendid garden.

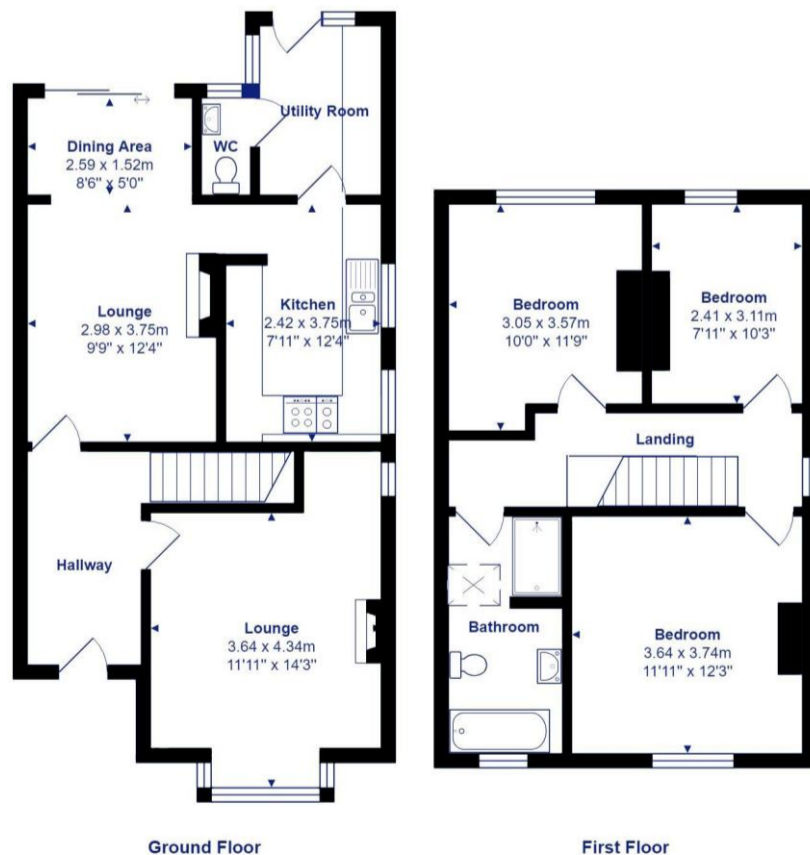
Accommodation: The entrance hall leads into lovely living room. There is a family/dining room with log burner, a kitchen with separate utility room (with new boiler 2023) and a downstairs cloakroom. Upstairs there are three bedrooms and a new bathroom (with separate shower).

Outside: To the front of the house is a drive with twin entrances giving off road parking. The rear GARDEN is a lovely feature of the property with lawned areas, attractive flower shrub and hedge borders, paved patio plus further hard standing and a small water feature. A path that leads to the bottom of the garden where there is a vegetable garden and useful storage area with sheds (one with power).

EPC: D, COUNCIL TAX BAND: E, Total approx floor area 1146 sq ft.

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Total Area: 106.4 m² ... 1146 ft²
All measurements are approximate and for display purposes only



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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