



PETTENGELLS
ESTATE AGENTS

7 Tanglewood Court, Herbert Road, New Milton, Hampshire, BH25 6BX
Asking Price £369,950

7 Tanglewood Court, Herbert Road, New Milton,
Hampshire, BH25 6BX

- Freehold bungalow
- Sought after location
- Garage
- Gardens
- Living/dining room
- Kitchen
- Bathroom with shower
- Two Bedrooms
- Close to town centre
- Well presented





LOW MAINTENANCE FREEHOLD BUNGALOW IN SOUGHT AFTER LOCATION CLOSE TO TOWN.

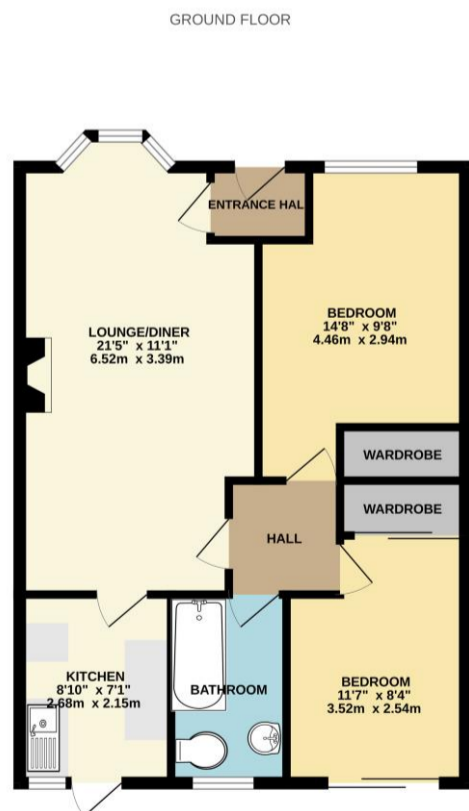
Accommodation: The entrance hall leads into the lovely bright living/dining room and this in turn leads into the kitchen which overlooks the rear garden and there is an inner hall accessing the two bedrooms and a bathroom with separate shower.

Outside: There is a garage in a block to the front of the building. This bungalow has an area of lawned front garden this can be looked after under a maintenance arrangement for a modest charge. The rear garden is laid out for ease of maintenance and is paved and there is a shed and greenhouse included.

EPC: C, Council tax band: D, Tenure: Freehold

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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