



PETTENGELLS
ESTATE AGENTS

Sunny Holme, Wootton Road, Tiptoe, Lymington, Hampshire, SO41 6FT
Asking Price £350,000

Sunny Holme, Wootton Road, Tiptoe, Lymington,
Hampshire, SO41 6FT

- In New Forest National Park
- Large garden
- Cash buyers only to view - not mortgageable
- Large Detached garage
- Two bedrooms
- Two reception rooms
- Bathroom
- Kitchen
- Chain free sale





BUNGALOW IN NEW FOREST NATIONAL PARK OFFERING GREAT POTENTIAL.

We are pleased to offer as a chain free sale, this two bedroom, two reception room detached bungalow set in a large garden and offering fantastic scope to improve, or demolish and replace.

IMPORTANT: This property is showing signs of movement/drain problems. It is not insured so no claim can be made.

Please note we think this is defined as a small dwelling in the New Forest so there will be limitations regarding how much it can be extended, or the size of a replacement dwelling.

Accommodation: The entrance hall leads into the four main rooms ie two bedrooms and two reception rooms, there is also a kitchen, bathroom and rear porch.

Outside: To the front the driveway gives lots of off road parking and leads to the large detached single garage (23' x 12'). There are extensive gardens to the front albeit overgrown. The gardens continue around to the back garden which are large and secluded with lawned areas and lots of shrubs.

EPC: E, **Council tax band:** E, **Tenure:** Freehold, **Drainage:** Private

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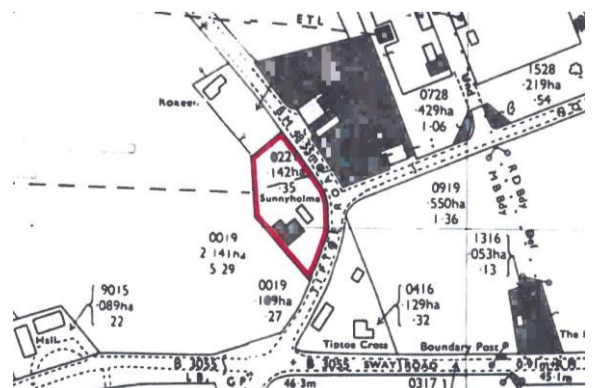


Illustration for identification purposes only; measurements are approximate, not to scale.

EPC South Coast Surveys
Plan produced using The Mobile Agent.

Sunny Holme

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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