



PETTENGELLS
ESTATE AGENTS

123 Ringwood Road, Walkford, Dorset, BH23 5RB
Asking Price £650,000

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- Four Bedroom Family Home
- Living room
- Dining room
- Great annex potential
- Kitchen
- Pleasant garden
- 'In and Out' Driveway
- Garage
- Two Bathrooms
- Workshop/garden room





SPACIOUS CHALET STYLE BUNGALOW WITH ANNEX POTENTIAL.

Accommodation: The porch leads into the entrance hall. The ground floor accommodation provides lots of flexibility including annex potential. Currently there is a living room at the front with feature bay to front. The impressive kitchen overlooks the rear garden, and has an archway to a large dining/family room. This also opens out to the rear garden and has a log burner. Off this is the potential annex area which comprises a potential ground floor bedroom or further reception room and at the rear is currently a large utility room which could equally become a second kitchen. There is a further room adjoining at the front which again could be a bedroom or reception room. There is a ground floor shower/wet room and an adjoining cloakroom. Upstairs are two further bedrooms and a bathroom.

Outside: To the front the property is a very useful 'in and out' driveway which gives lots of off road parking. There is a single garage. The rear garden is a lovely feature of the property, although a fair size this has been laid for relative 'ease of maintenance' ie predominantly paved, with a small area of lawn and currently also a vegetable garden. There is a useful outbuilding/workshop/garden room. Solar panels.

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

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Total floor area 171.0 sq.m. (1,840 sq.ft.) approx



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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