



PETTENGELLS
ESTATE AGENTS

13 Marryat Way, Bransgore, Hampshire, BH23 8FG
Asking Price £650,000

13 Marryat Way, Bransgore, Hampshire, BH23 8FG

- Fine modern two bedroom bungalow
- Spectacular rural views
- Delightful garden
- Large garage
- Superb conservatory
- Large Living room
- Very well appointed kitchen
- Bathroom & Ensuite
- Remainder of new build warranty
- Bungalow and garage alarmed





MODERN BUNGALOW, NEW FOREST VILLAGE LOCATION, DELIGHTFUL RURAL OUTLOOK.

Accommodation: There is a large welcoming entrance hall leading into the superb living/dining room and this in turn opens to the splendid large conservatory, usable all year with a radiator and overlooks the rear garden. There is a high spec' kitchen which has extensive integrated appliances, Quartz work surfaces plus space for table. Bedroom one has fitted wardrobe and ensuite shower room and bedroom two has impressive fitted wardrobes, and there is a main bathroom.

Outside: To the front of the bungalow the driveway gives off road parking and there is an area of open plan lawned front garden and shrub borders. The detached garage measures 6m x 3m (19'7" x 9'9") has an electric door. The rear garden is a lovely feature of the bungalow with attractive lawned area, flower and shrub borders, and a greenhouse (with power). There is of course the delightful rural outlook over the adjoining fields with trees in the distance. Large patio for enjoying the countryside view.

EPC: B, Council tax band: F, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Hoxpox 02/04



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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