



PETTENGELLS
ESTATE AGENTS

15 Appletree Close, New Milton, Hampshire, BH25 6PA
Asking Price £695,000

15 Appletree Close, New Milton, Hampshire,
BH25 6PA

- Premium detached bungalow
- Great location
- Supremely spacious
- Lovely living room
- Well appointed kitchen
- Heated conservatory
- Three bedrooms
- Bathroom and ensuite
- Pleasant low maintenance gardens
- Superb large garage with electric door





SPLENDID AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED IN A SUPERB 'TUCKED AWAY' LOCATION BUT CONVENIENTLY CLOSE TO NEW MILTON TOWN CENTRE.

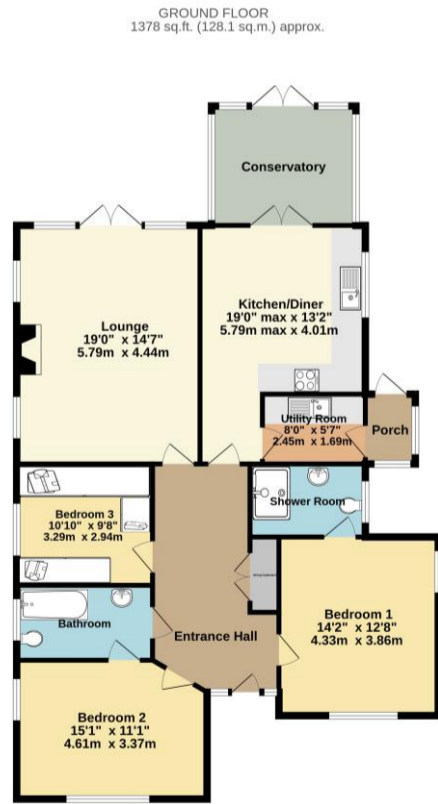
Accommodation: There is a porch leading into a superb large reception hall. This in turn then opens to the well proportioned living room which overlooks the rear garden. There is a wonderful kitchen/breakfast room and then doors to a heated conservatory. The bungalow has the benefit of a separate utility room which also houses the gas boiler and there is then a side porch. Bedroom one is a super size and has an ensuite shower room. Bedroom two has an adjoining 'Jack and Jill' bathroom, also accessed off the main hallway. Bedroom three is currently furnished with quality wardrobes as a dressing room.

Outside: To the front is an area of garden and the driveway gives good off-road parking and leads to an impressive larger than average detached garage measuring 5.4 m x 3.9 m with electric door to front. The lovely rear garden which is also paved for ease of maintenance has shrub borders, a shed and a good level of seclusion.

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

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TOTAL FLOOR AREA: 1378 sq.ft. (128.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such 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 Interopt 02/02



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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