



PETTENGELLS
ESTATE AGENTS

20 Marryat Way, Bransgore, Hampshire, BH23 8FG
Asking Price £595,000

20 Marryat Way, Bransgore, Hampshire, BH23 8FG

- Beautifully presented two bedroom detached bungalow
- Kitchen/breakfast room
- Living/dining room
- Superb conservatory
- Ensuite shower room to master bedroom
- Family bathroom
- Remainder of new build warranty
- Driveway plus garage 19' x 9' (6m x 3m) with power
- Lovely location on this prestigious development
- Close to edge of New Forest National Park





AN IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH SUPERB CONSERVATORY SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF BRANSGORE.

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 plus space for table. There are two double bedrooms with bedroom one having fitted wardrobe and ensuite shower room and a further spacious bathroom to compliment.

Outside: To the front of the bungalow the driveway gives off road parking and leads to the garage with power and measures 6m x 3m (19'7" x 9'9"). The rear garden is a lovely feature of the bungalow with attractive lawned area, flower and shrub borders and a large patio area. There is a side door into the garage and also a gate to the side.

EPC: B, Council tax band: E, 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: 1115 sq.ft. (103.5 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 mis-statement. 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.
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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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