



PETTENGELLS
ESTATE AGENTS

29 Plantation Drive, Walkford, Dorset, BH23 5SG
Asking Price £289,950

29 Plantation Drive, Walkford, Dorset, BH23 5SG

- Three bedroom house
- Large living/dining room
- Kitchen
- Ground floor wc
- Chain free
- In need of some updating and modernisation
- Highcliffe school catchment
- Part double glazed and gas fired central heating
- Freehold property





A CHAIN FREE THREE BEDROOM HOUSE IN NEED OF SOME UPDATING AND MODERNISATION.

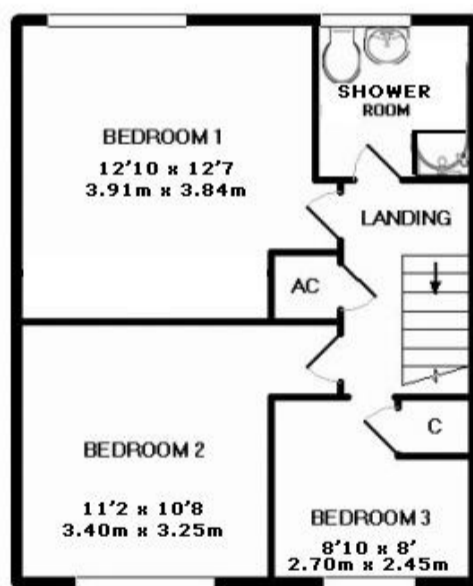
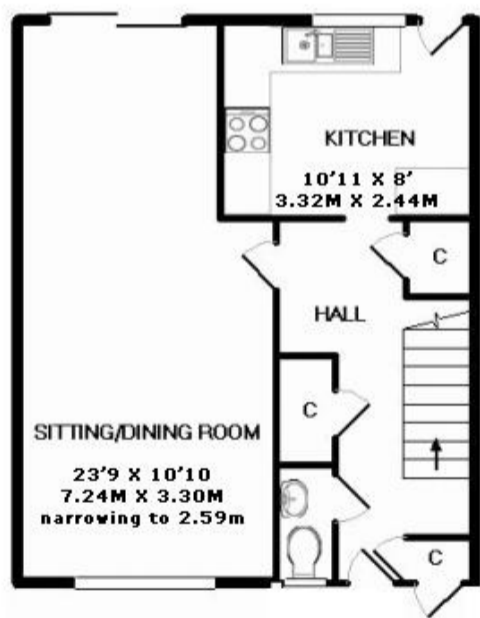
Accommodation: A double glazed front door opens into the hallway with downstairs WC and storage cupboards with further under stairs storage cupboard. The kitchen is at the rear of the house and has a door to the rear garden. There is an impressive dual aspect through lounge/dining room with also a door to the rear garden. On the first floor there are three bedrooms and a shower room with a large shower. On the landing is airing cupboard housing the gas fired central heating boiler.

Outside: The enclosed rear garden which is mainly laid to lawn and has gates to the rear and small storage shed. The front is also laid to lawn with bin store cupboard.

Council tax band: C, Tenure: Freehold

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



GROUND FLOOR
APPROX. FLOOR
AREA 44.8 SQ. M.
(482 SQ. FT.)

1ST FLOOR
APPROX. FLOOR
AREA 42.5 SQ. M.
(458 SQ. FT.)

TOTAL APPROX. FLOOR AREA 87.3 SQ. M. (939 SQ. FT.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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. Quoted floor areas may include garages, terraces and balconies. Made with Metropix ©2013



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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