



PETTENGELLS
ESTATE AGENTS

15 Yew Lane, New Milton, Hampshire, BH25 5BA
Asking Price £369,950

15 Yew Lane, New Milton, Hampshire, BH25 5BA

- Three bedroom end of terrace house
- Two reception rooms
- Bathroom and separate cloakroom
- Large garden
- Driveway for multiple vehicles
- Further parking area and room for a garage
- Outbuildings
- Double glazed and gas fired central heating
- Vendor suited





A THREE BEDROOM FAMILY HOME WITH AMPLE OFF ROAD PARKING AND GOOD SIZED GARDEN.

Accommodation: UPVC front door opens into the handy entrance porch and in turn into the 19' living room with door leading into the impressive kitchen/dining room. From the dining room stairs lead to the first floor where there are three bedrooms and bathroom with shower over and WC as well as a separate WC.

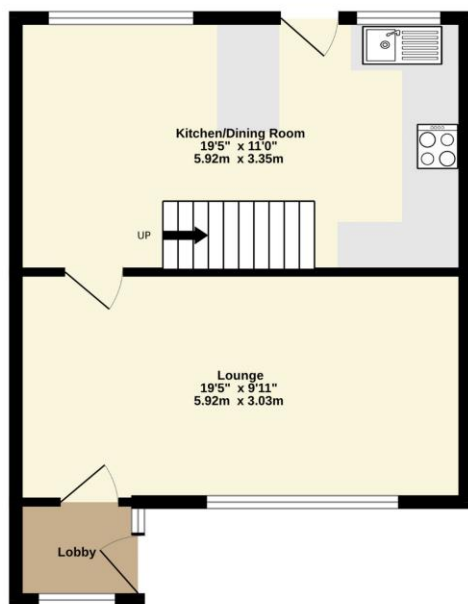
Outside: The good sized garden is laid to lawn area with outbuildings. There is a gate to the side and another area of garden. The front offers parking for multiple vehicles. Close by to the property there is a further area of off road parking which belongs to the property where there was previously a garage.

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

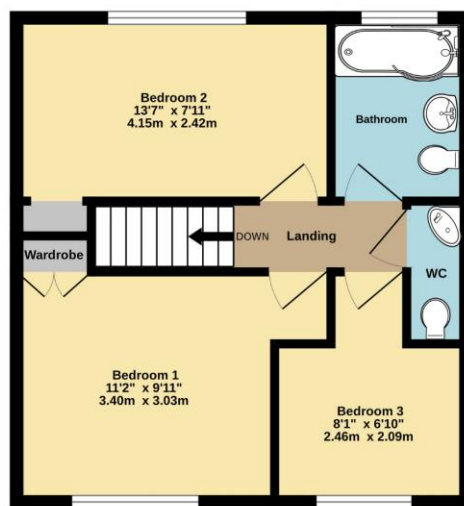
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



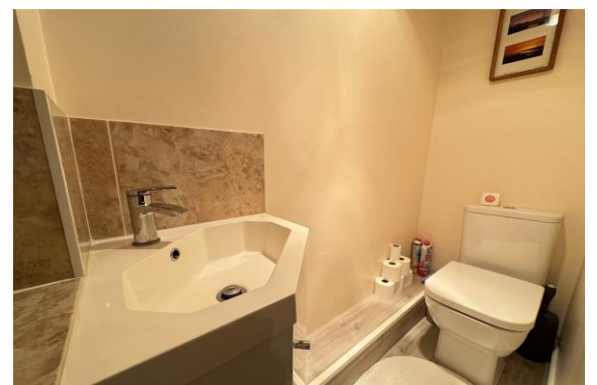
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.

Whilst 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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