



PETTENGELLS
ESTATE AGENTS

4 The Fallows, New Milton, Hampshire, BH25 5RP
Offers Over £600,000

4 The Fallows, New Milton, Hampshire, BH25
5RP

- Superior detached bungalow
- Sought after location
- Chain free sale, subject to probate
- Three bedrooms all with fitted wardrobes
- Lovely living/dining room
- Kitchen
- Bathroom and ensuite
- Please read full brochure for all information
- Backing onto wooded copse
- Lots of storage/cupboards and wardrobes





SUPERB AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW, SITUATED IN THIS PREMIER LOCATION AND BACKING ONTO A WOODED COPSE. TWO BATHROOMS AND DOUBLE GARAGE. PLEASE READ ON FOR FURTHER RELEVANT INFORMATION. THE BUNGALOW HAS ONLY HAD ONE OWNER FROM NEW, WHICH WAS CIRCA 1992.

Accommodation: There is a porch and then entrance hall and this leads into the impressive living room with a separate dining area. There is a kitchen, which also houses the boiler for the gas-fired central heating, plus a utility area. There are three bedrooms with bedrooms one and two having extensive fitted wardrobes, bedroom one also has the benefit of a nice en suite shower room. Bedroom three is currently laid out as a study with fitted wardrobes/cupboards and opposite this is the main family bathroom which also has a shower over the bath.

Outside: To the front of the bungalow is a small area of lawned garden. Adjoining this, there is an impressive double width driveway giving lots of off-road parking and leading to the attached double garage (5.3m x 5.1m) with twin doors, one of which is electric, pitched roof giving potential for storage. The private rear garden enjoys a lovely wooded backdrop behind it and has lawned and paved areas as well as shrubs. Electric awning off living room patio door.

Subsidence issue: We wish to point out, the far corner of the garage has shown some structural movement in recent years and there is currently an ongoing insurance claim to investigate and put this right. This can be taken over by a buyer, please enquire within for further information. We would emphasise that the subsidence issue appears to only affect the corner of the garage and not the main bungalow, obviously a buyer would likely want to have a survey done to confirm this.

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

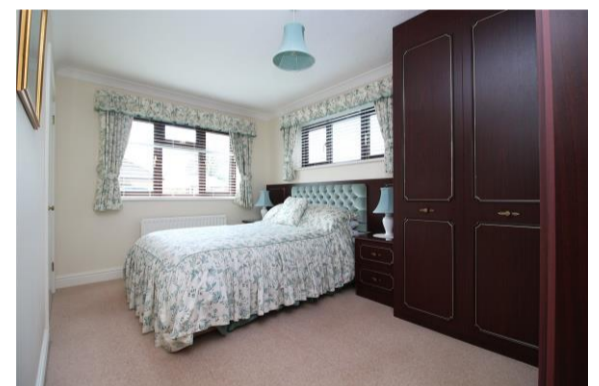
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TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.
Made with Letroplan (2009)

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. 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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