PETTENGELLS
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21 Doe Copse Way, New Milton, Hampshire, BH25 5GN
Asking Price £387,500

21 Doe Copse Way, New Milton, Hampshire, BH25 5GN

- Three bedroom freehold house
- Three reception rooms
- Ground floor Wc
- Driveway and garage
- Gas fired central heating
- Double Glazed
- Popular location on the Crest development
- Chain free sale
- Viewing recommended

A LOVELY THREE BEDROOM, THREE RECEPTION ROOM SEMI DETACHED HOUSE SITUATED ON THE POPULAR CREST DEVELOPMENT WITH DRIVEWAY AND GARAGE.

Accommodation: Front door opens into the entrance hall with door to the ground floor WC with wash hand basin. Door then leads into the lounge/dining room with stairs leading to the first floor. The well laid out kitchen has a built in oven, hob and extractor and has space for washing machine and dishwasher. This is then archwayed into the dining room with doors into the conservatory opening onto the garden. On the first floor there are three bedrooms with bedroom one have a range of built in wardrobes and a family bathroom with recently replaced bath.

Outside: The front garden is laid to lawn with mature shrub boarders with a driveway and a gate to the side giving access to the rear garden. The rear garden is laid to lawn with a patio area and a further gate to the rear which leads you to the garage.

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

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

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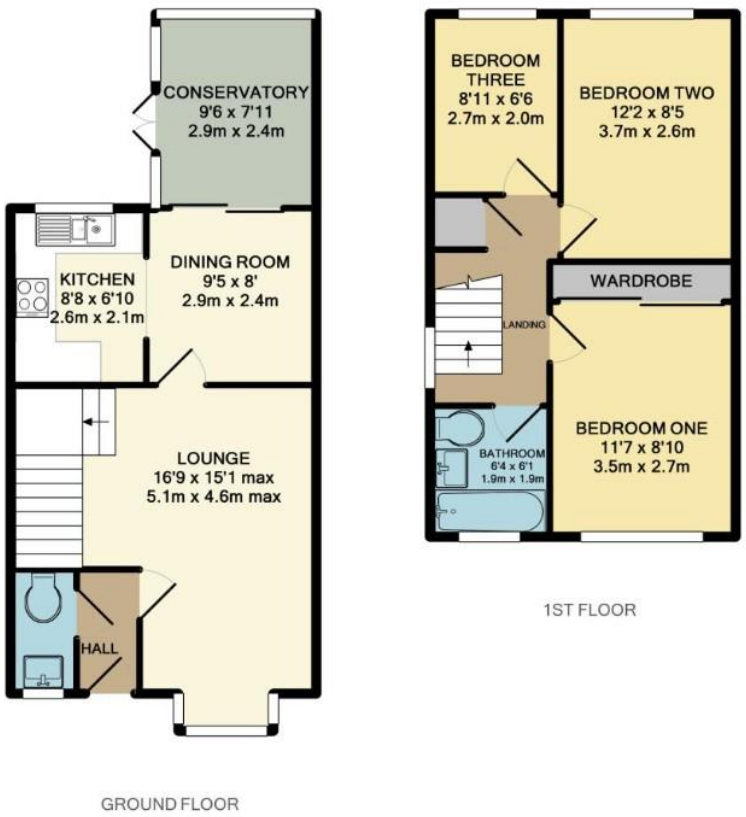

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. 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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