



**PETTENGELLS**  
ESTATE AGENTS

84 Plantation Drive, Walkford, Dorset, BH23 5SG  
Asking Price £315,000

### 84 Plantation Drive, Walkford, Dorset, BH23 5SG

- Three bedroom home
- Gardens
- Living room
- Dining room
- Kitchen
- Downstairs cloakroom
- Bathroom
- Vendor suited
- Modern gas boiler
- Copse to front





A THREE BEDROOM TERRACE HOUSE ENJOYING A PARTICULARLY GOOD LOCATION ON THIS POPULAR DEVELOPMENT, WITH TREE LINED ASPECT TO FRONT.

Accommodation: There is a porch and then an entrance hall and usefully a downstairs cloakroom. The living room has a pleasant outlook to the front and leads into the dining room which opens to the back garden and has a doorway to the kitchen. The first floor landing leads to three bedrooms, two doubles and a single, and the bathroom.

Outside: Tree lined backdrop front and behind. There are parking areas, first come, first served on the development. This house has a pleasant outlook to the front over an open Council maintained green area. The house's front garden is mainly lawn. The rear garden enjoys a bright aspect and comprises further lawned area, there's a shed and a gate affording rear access. Adjoining the back of the house is a large covered decked area, ideal for alfresco dining.

Council tax band: C, Tenure: Freehold

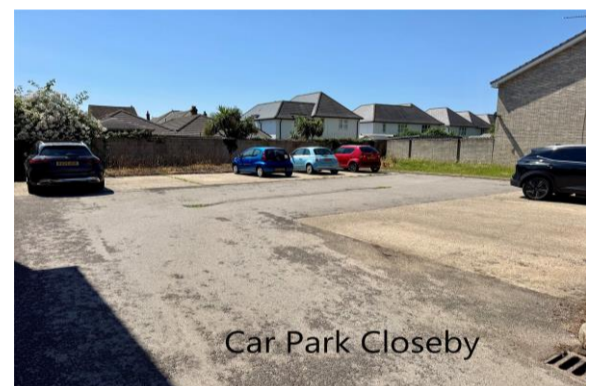
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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