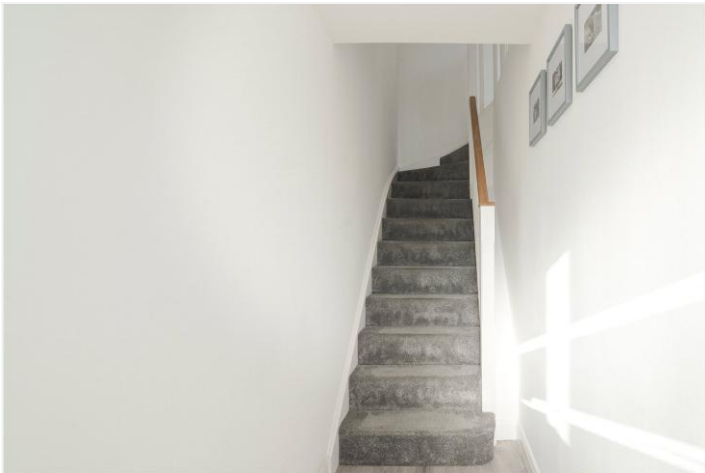




31 BEAUMARIS ROAD, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FX £210,000 LEASEHOLD

A two bedroom first floor coach house on the Canford Paddock development in Bearwood, offered under the BCP Council discounted sale scheme. Accommodation includes a dual aspect living and dining room with Juliet balcony, a separate kitchen and a bathroom. There is a carport with a built-in storage room and parking.



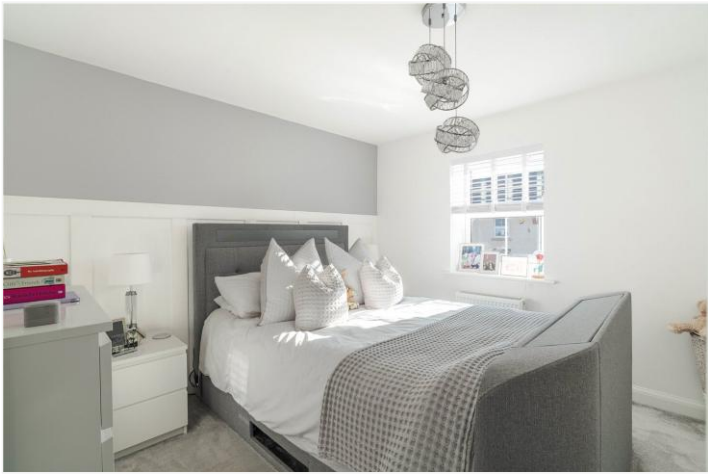
DESCRIPTION:

The front door opens to a ground floor entrance with a carpeted staircase rising to the first floor. The living and dining room is dual aspect. French doors to the front open to a Juliet balcony, and two windows to the rear light the dining area. Recessed downlights and wood-effect flooring continue through this room.

The kitchen is fitted with a range of gloss white wall and base units with marble-effect work surfaces and a tiled splashback. It includes a stainless steel sink and drainer beneath the window, an integrated electric oven, a four-ring gas hob with a stainless steel chimney extractor hood above, integrated dishwasher and tall unit fridge/freezer. The floor is tiled.

The principal bedroom is carpeted and has a panelled feature wall, with a window to the front. The second bedroom has wood-effect flooring and a window to the front. It is currently arranged as a dressing room with space for open-fronted wardrobe and shelving units. The bathroom has a panelled bath with a glass shower screen, a WC, and a wash basin set into a vanity unit with drawers below. There is also a mirror-fronted wall cabinet, a heated towel rail, part-tiled walls, a tiled floor and an obscure-glazed window.





31 Beaumaris Road, Bearwood

Approximate Gross Internal Area :- 58 sq mt / 622 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

Below the accommodation is a carport with a built-in storage room at its rear. In front of the carport and entrance door is a block-paved area. An archway alongside leads to a residents parking area to the rear, which serves the block next door. The roof has a bank of solar panels, which whilst not owned by the vendor, we are advised they do benefit from reduced bills..

COUNCIL TAX: B

TENURE: Leasehold - 999 years from 2019 (approximately 993 years remaining). Service charge: Approx £600 per annum, payable to EMRC Estates; this includes the estate charge for Canford Sang. No ground rent is currently being demanded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A	107 A	109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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