



29 BECKET CRESCENT, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FN
£215,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM DETACHED COACH HOUSE WITH AN INTEGRAL CAR PORT AND PARKING.

SUMMARY:

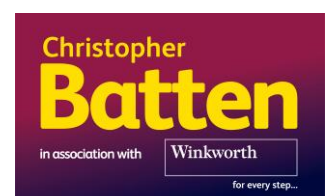
A well presented 2 double bedroom detached coach house with an integral carport and parking. Built by Barratt Homes in 2020, this stylish home is offered for sale with the residue of a 10-year warranty, and solar panels (generating free electricity when in operation), and is only available to first time buyers, as it forms part of the BCP council discount marketing scheme where the purchase price represents 77% of the open market value - you will own the property in full, not shared ownership or 'help to buy' - more details at <https://www.shareto-buy.com/buying-schemes/discount-market-sale-what-is-it>

This is an excellent opportunity to get on the property ladder in a popular newly built development. The property is tastefully presented throughout, and benefits from gas central heating and UPVC double glazing.

AT A GLANCE

- Residue of 10-year warranty
- Carport and parking
- Tastefully presented throughout
- Bathroom & en suite shower room
- Open plan, dual aspect lounge/kitchen

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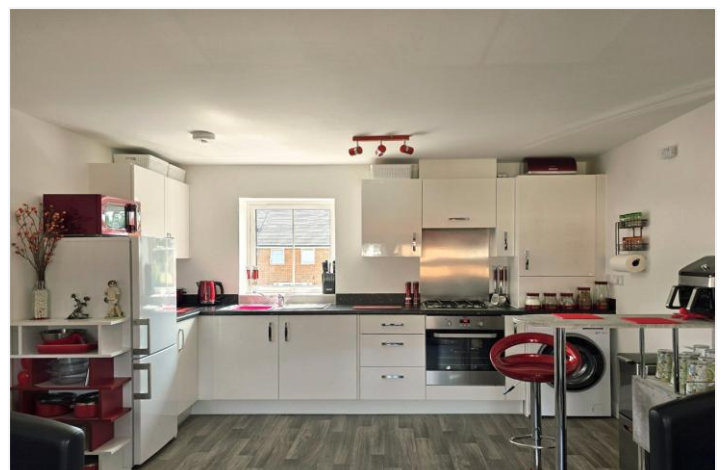
DESCRIPTION:

A front door opens through to the entrance hall, where a flight of stairs leads to the first floor semi-galleried reception hall (with access to loft space).

There is an open plan, dual aspect lounge/kitchen. The kitchen comprises contemporary units, worktops, space for upright fridge/freezer, Zanussi integrated electric oven, gas hob with cooker hood above, space and plumbing for washing machine, and a cupboard containing an Ideal combination boiler. The lounge area enjoys an outlook to the front.

Bedroom 1 has an en suite shower room comprising a corner shower (with Mira shower fitment), pedestal wash hand basin, WC and electric shaver point. Bedroom 2 has a built-in cupboard, and the main bathroom has a panelled bath, WC, pedestal wash hand basin, and ladder rack style radiator.

Outside, there is a small front garden which is well stocked with specimen shrubs. A drive through provides access to the rear of the property where there is an integral carport with wrought iron gates, lighting and power points, and an integral secure store room. In addition, directly in front of the carport there is a parking space.



LOCATION:

Becket Crescent is situated at the edge of Bearwood and Canford Magna, within a short drive of the market town of Wimborne Minster and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

COUNCIL TAX:

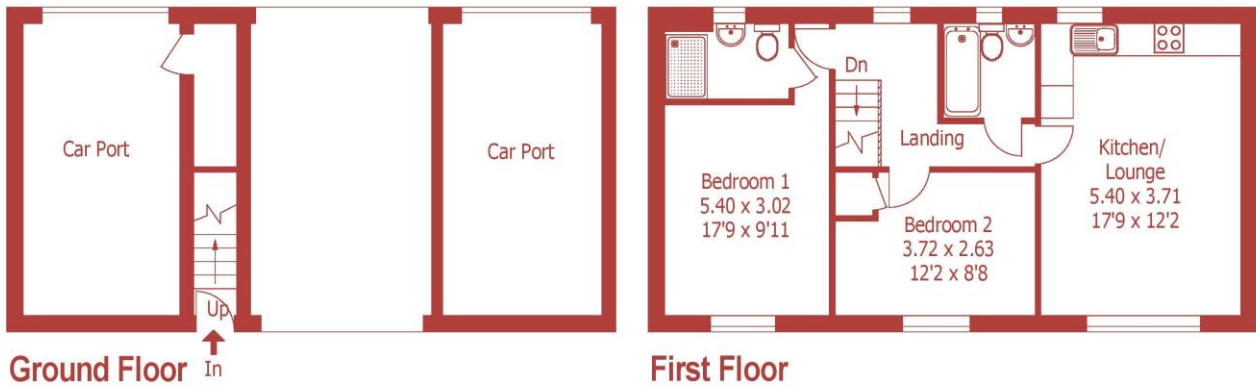
Band B

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane and proceed through the village of Canford Magna. At the T-junction, turn left onto Magna Road towards Bournemouth. Approaching Bearwood, turn right into the Canford Paddock development, joining Provence Drive. Take the first turning left into Becket Crescent. At the T-junction, turn right and number 29 can be found on the left hand side.



Approximate Gross Internal Area :- 58 sq mt / 619 sq ft



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



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	109 A	110 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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