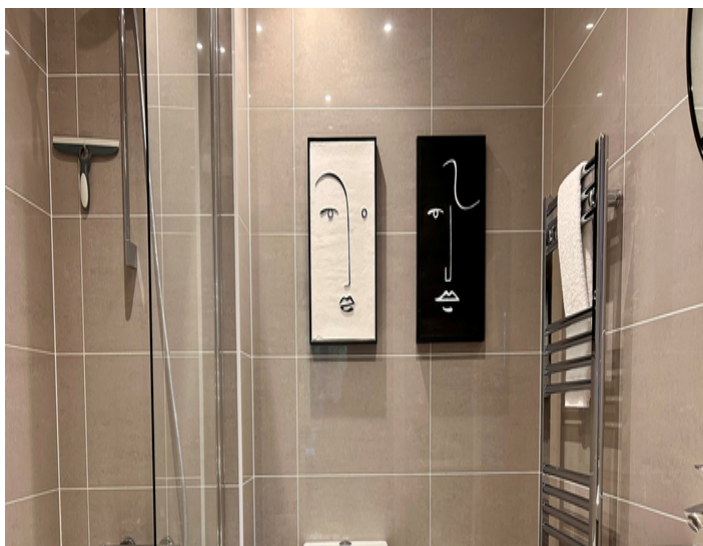




brown & kay

The Coach House, Number 6 39 Nelson Road, POOLE, Dorset BH12 1ES  
£350,000



**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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### THE PROPERTY

A rare opportunity to purchase this two bedroom attached property discreetly positioned to the rear of an attractive character building, set within established grounds. This stunning home benefits from the rare advantage of approved holiday let use and is available for sale as a going concern - it can be purchased fully furnished and operational, with several years of proven and successful booking history, making it an ideal investment opportunity or lifestyle purchase. The home affords well proportioned accommodation that has been tastefully styled throughout - the ground floor comprises a spacious living/dining room, a well-fitted kitchen, and a convenient cloakroom. To the first floor are two double bedrooms, with the principal benefiting from an en-suite shower room, whilst a separate main bathroom serves the second bedroom. Additional benefits include a private outside space, featuring a decked area with fenced surround and ample room for garden furniture, ideal for outdoor dining and relaxation. The home is also pet friendly, enhancing its appeal to a wide range of buyers and guests alike. This is an absolute must-see property and a rare opportunity not to be missed.

Nelson Road is conveniently positioned within walking distance of the vibrant village of Westbourne renowned for its cafe bar scene, boutique shops and diverse mix of restaurants, as well as the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of impressive sandy shores are also close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered for with public transport to include bus services operating to surrounding areas and train stations at nearby Branksome and Bournemouth with links to London Waterloo.

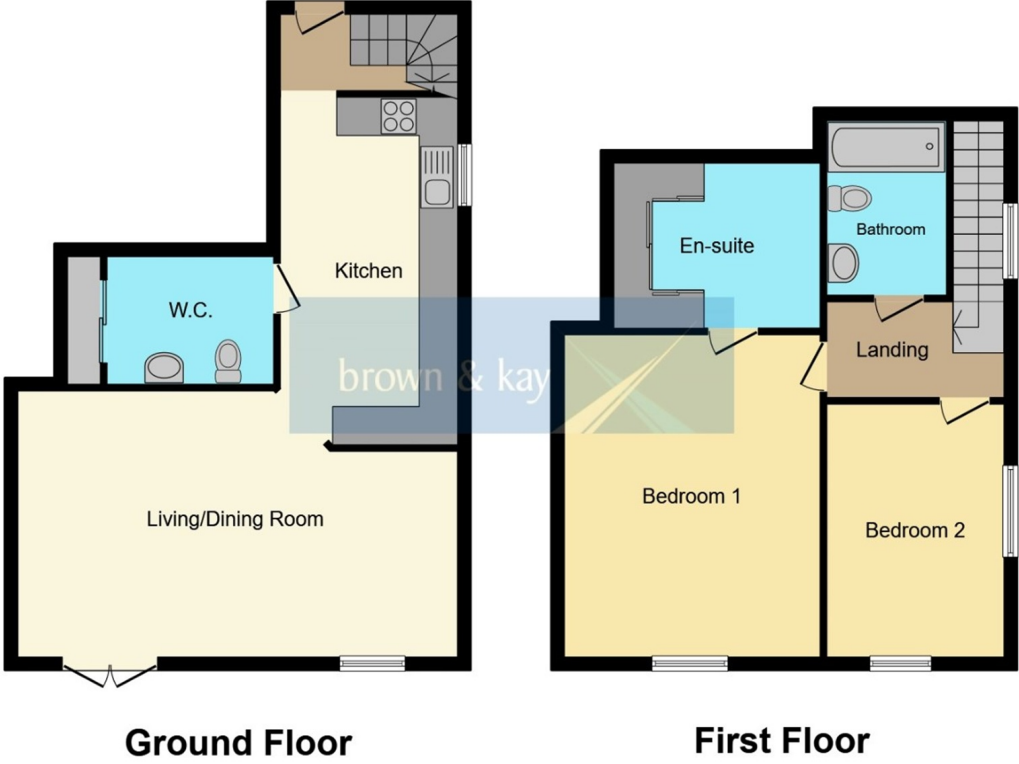
### MATERIAL INFORMATION

- Tenure - Share of Freehold, Length of Lease to be confirmed
- Service Charge - £1,788 per annum (Right to Manage) plus Building Insurance of £467.00 per annum
- Management Company - To be confirmed
- Parking - One parking space
- Holiday Lets - Permitted, our client can provide revenue figures and occupancy data if of interest. Pets are permitted. Buyer to satisfy themselves via the terms of the lease on both the above.
- Utilities - Mains Gas, Electricity, Water and Drainage
- Broadband and Mobile Signal - Refer to Ofcom website
- Agents Note, Holiday Lets - Our client can provide revenue figures and occupancy data if of interest
- EPC Rating - C
- Council Tax - A (currently rated under Business Rates/Holiday Let), should the property be purchased as a main home, then the council tax will no doubt revert to a 'standard' council tax - buyer to satisfy th

### KEY FEATURES

- AIR B&B PERMITTED
- PET FRIENDLY
- MAISONETTE STYLE HOME
- PRIVATE DECKED GARDEN AREA
- PRIVATE ENTRANCE
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- STYLISH AND TASTEFUL INTERIOR
- PARKING SPACE
- TENURE - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	75	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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