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HEARNES

WHERE SERVICE COUNTS

A rare opportunity to purchase a detached bungalow situated in an enviable position just a short walk from both the local shops at Tuckton and picturesque walks along the banks of the River Stour. Set in a quiet cul de sac location in the heart of Tuckton, within easy walking distance of the local shopping parade and approx. 1 mile from the larger towns of Christchurch and Southbourne with their cosmopolitan array of independent shops, coffee shops, bars and restaurants; the stunning clifftops and award winning sandy beach at Southbourne is also under a mile distant.

On entering the property a welcoming hallway provides access to all accommodation. There is a spacious dual aspect living room with bifolding doors opening onto the rear garden. A separate modernised kitchen/breakfast room overlooks and gives access to the rear garden, fitted with a range of base and eye level units with oven, gas hob as well as space for a fridge/freezer and dishwasher. To the front of the property there is the master bedroom and ample fitted wardrobe space. Bedroom two and three are both double in size. Completing the accommodation the modern family bathroom benefits from a bath, walk in shower enclosure, WC and hand wash basin.

A particular feature of the property is the spacious sunny aspect rear garden laid to mainly to lawn with detached garage. To the front of the property there is a good-sized driveway with room for multiple vehicles which leads to the single garage with up and over door.

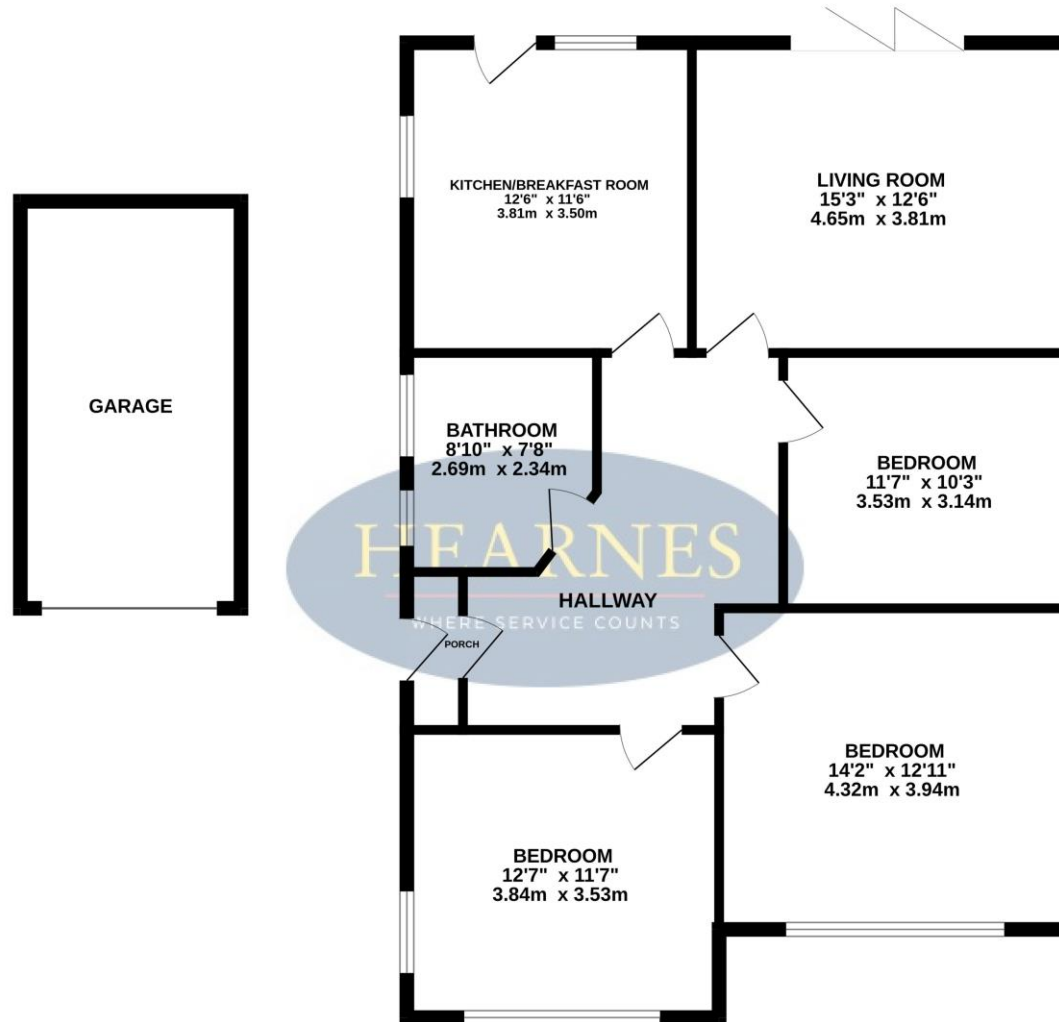
EPC Rating: D

Council Tax Band: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

