



**Devon Road, Christchurch  
Dorset**

# Devon Road, Christchurch, Dorset

A beautifully presented, high-specification bungalow located in a popular and convenient area, close to highly regarded schools and Christchurch Town Centre. The property has been thoughtfully extended and comprehensively improved by the current owners, creating a superb open-plan living environment and a versatile third bedroom/study, alongside quality finishes throughout. An internal viewing is highly recommended to fully appreciate the exceptional specification on offer.

Upon entering, a welcoming hallway provides access to all accommodation. To the rear, the impressive extended open-plan kitchen and living space features a newly fitted kitchen incorporating a range of base and eye-level units, a large island with breakfast bar, and high-quality Neff integrated appliances. A striking sky lantern allows excellent natural light and is fitted with electric blinds, while French doors, also with electric blinds, provide direct access to the garden.

The property offers two well-proportioned double bedrooms, including a generous principal bedroom with newly fitted wardrobes, along with a further study/bedroom providing flexible accommodation. The luxurious fully tanked wet room has been finished to an exceptional standard, featuring porcelain tiling, heated floor and wall, and high-end Booth & Co nickel fixtures. Further benefits include new double glazing throughout, a fully boarded, lined and insulated loft providing excellent storage, and a K-Rend exterior finish.

Externally, the property benefits from a resin driveway providing off-road parking and a neatly maintained frontage. The landscaped rear garden has been designed for low maintenance, featuring a porcelain patio area, artificial lawn, and pathways surrounding the property.

**EPC Rating – C**

**Council Tax Band - C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 linked and no guarantee as to their operability or efficiency can be given.  
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