

FOR SALE

No. 15, Dunbar Road,
Bournemouth, Dorset BH3 7AZ



PHILIPPA SOLE



£650,000

Impressive 3 bedroom ground floor apartment

Beautiful character conversion of only 5 apartments

Lounge and separate dining room

Bespoke designed kitchen

Two modern bath/shower rooms

Impressive interior with many original features

Garage and allocated off road parking

Council Band D: £1948.24

Maintenance £1,175.68

Share of Freehold

[Click here for virtual tour](#)

About this property

An impressive three bedroom ground floor apartment, providing versatile and spacious accommodation. Once inside, you could be mistaken for thinking this was a bungalow. With its own front and rear entrance, you are totally unaware of your adjoining neighbours. Positioned in the heart of Talbot Woods and yet within walking distance to local facilities. Pets are permitted under licence, holiday lets are not permitted.

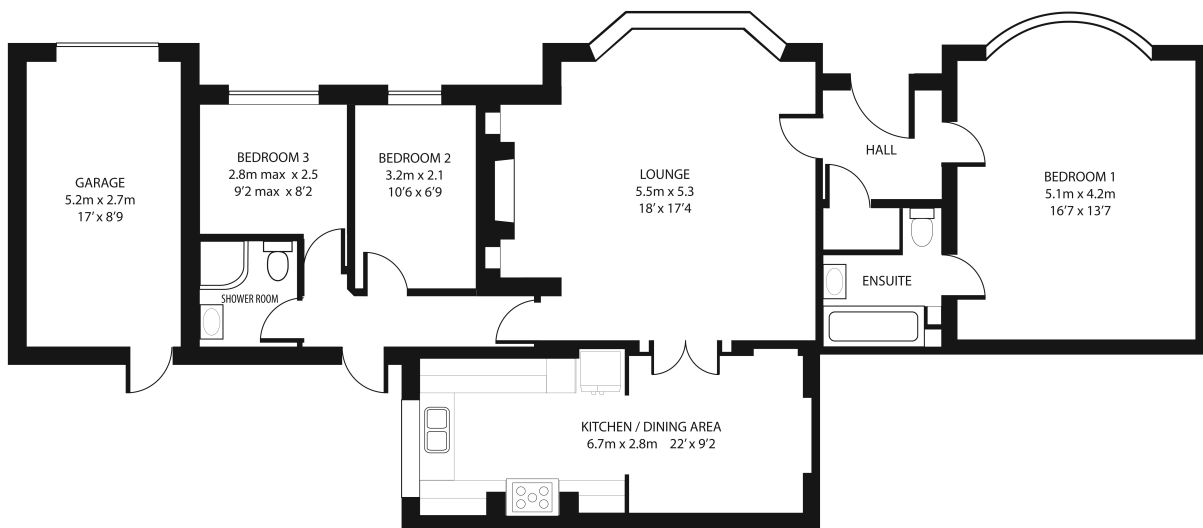
A delightful three bedroom ground floor apartment offering stunning presentation throughout. Situated within the prestigious area of Talbot Woods, this would make a perfect family home or alternatively ideal as a second/holiday home. A private entrance leads to an inner lobby and to the heart of this property which is the living room, with a high ceiling, bay window and inglenook style fire place. This in turn leads via double doors into the kitchen/dining room. The kitchen was sympathetically designed by the present owners, to embrace the character and style of the building, fitted with a range of solid wood kitchen units, range cooker and space for a free standing American style fridge/freezer. The main bedroom is fitted with a full range of bedroom furnishings and enjoys an en-suite bathroom/shower room with underfloor heating. There are two further bedrooms which are serviced by a fully tiled shower room.

The vendors have advised that permission has been granted to convert the garage into a living area, subject to the necessary building and planning regulations. There is also the benefit of consent to erect a bicycle shed on communal grounds and pets are permitted under licence. Additional benefits include: large loft space for additional storage, use of a secluded decked seating area and ample offroad parking.

Location

Local facilities include the well attended West Hants Lawn Tennis and Leisure Club, Meyrick Park with a challenging 18 hole golf course and the highly regarded Talbot Heath school, all of which are within walking distance from the property. Transport links include; Bournemouth Railway station which is just over 2 miles away, providing a direct line into London Waterloo in just under 2 hours. Bournemouth town centre offering shopping, restaurants and entertainment facilities, with award winning blue flag beaches is approximately 2.5 miles away.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D	61	69
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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