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





THE PROPERTY

Brown and Kay are delighted to market this three/four bedroom chalet bungalow situated in this pleasant setting with a desirable cul-de-sac location. This spacious home, whilst in need of modernisation, offers generous and well proportioned accommodation and would allow for a buyer to put their own stamp on the property and create a lovely family home. In brief, the property comprises a ground floor w.c., a good size lounge, spacious kitchen and ground floor bedroom four/second reception room, and on the first floor you will find three good size bedrooms and a bathroom. Externally, there is a garden, a garage and off road parking making this a must see home.

Enjoying a pleasant cul se sac position well located to take advantage of all the area and surrounding has to offer. The bustling village of Westbourne is closeby and there you will find a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall and in the opposite direction you will find the larger town of Bournemouth which offers an abundance of shopping and leisure facilities. For beach lovers, there are miles upon miles of golden sandy shores also within comfortable reach stretching from the famous Sandbanks all the way to Bournemouth and beyond. The area is also well catered for with bus services operating to surrounding areas and main line train stations at both Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Freehold
 Parking - Garage plus driveway
 Utilities - Mains Electricity, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band E
 EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- UPDATING REQUIRED
- GROUND FLOOR CLOAKROOM
- THREE/FOUR BEDROOMS
- CLOSE TO GARDENS
- DRIVEWAY AND GARAGE
- GENEROUS LOUNGE/DINING ROOM
- CUL DE SAC LOCATION
- A MUST SEE HOME
- TENURE - FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	67	73
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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