

29a Lower Blandford Road  
Broadstone BH18 8NR

Price **£425,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW,  
BUILT IN 2010, HAVING A SUPERB  
KITCHEN/DINING ROOM, EN SUITE SHOWER  
ROOM AND A SOUTHERLY FACING REAR GARDEN.  
OFFERED FOR SALE WITH NO FORWARD CHAIN.



**Ground Floor**

Approx. 101.2 sq. metres (1089.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.

Plan produced using PlanUp.

- \* ENTRANCE HALLWAY**
- \* SITTING ROOM 15'7" x 11'7"**
- \* SPACIOUS KITCHEN/DINING ROOM 17'6" x 11'7"**
- \* BEDROOM ONE 12'3" x 11'5"**
- \* EN SUITE SHOWER ROOM 9'6" x 4'6"**
- \* BEDROOM TWO 10'3" TO WARDROBE FRONTS x 8'4"**
- \* BEDROOM THREE/STUDY 8'4" x 7'9" TO WARDROBE FRONTS**
- \* FAMILY BATHROOM 6'5" x 5'8"**
- \* INTEGRAL GARAGE 20'3" x 8'8"**
- \* DRIVEWAY PARKING**
- \* LAWNED FRONT GARDEN**
- \* SUPERB SOUTHERLY FACING REAR GARDEN**
- \* GAS FIRED CENTRAL HEATING**
- \* DOUBLE GLAZING**







**ABOUT THIS PROPERTY**

A hardwood glazed front door leads to the entrance hall where there is access to the loft space and built in airing cupboard with slatted shelving. The sitting room is to the rear of the property and features a wall mounted electric fire and double opening doors to the rear garden. The kitchen/dining room is very spacious with a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, fridge/freezer and dishwasher, feature island unit with four ring burner electric hob with extractor fan above and a range of storage cupboards beneath, tiled floor, inset spotlighting, double opening glazed doors to the rear garden and personal door to the garage.

Bedrooms one and two are to the front of the property with bedroom one having the benefit of an en suite shower room comprising a white suite, wash hand basin with mixer tap and vanity unit beneath, close coupled WC, fully tiled shower and wall mounted heated towel rail. There are built in wardrobes to all three bedrooms.

The integral garage has up and over door, storage cupboard, space and plumbing for washing machine and wall mounted 'Ferrolì' gas fired central heating boiler.

A shared driveway leads to the front of the property where there is a lawned area and off road parking. The rear garden has a southerly aspect and is mainly laid to lawn with paved patio area and bounded by timber panel fencing.


**DIRECTIONS:**

From Broadstone Centre proceed down the Lower Blandford Road and the bungalow will be found on the right hand side just before Darbys Corner roundabout.

**COUNCIL TAX:** Band E Poole Borough Council.

**VIEWING:** Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

**Energy Performance Certificate**



29a, Lower Blandford Road,  
BROADSTONE,  
BH18 8NR

Dwelling type: Detached bungalow  
Date of assessment: 24 May 2010  
Date of certificate: 26 November 2010  
Reference number: 2548-9007-6365-8810-9980  
Type of assessment: SAP, new dwelling  
Total floor area: 90 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92-plus) <b>A</b>	
(81-91) <b>B</b>	82
(68-80) <b>C</b>	83
(55-67) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-plus) <b>A</b>	
(81-91) <b>B</b>	81
(68-80) <b>C</b>	81
(55-67) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.


The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	129 kWh/m <sup>2</sup> per year	125 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year
Lighting	£76 per year	£55 per year
Heating	£298 per year	£288 per year
Hot water	£112 per year	£112 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures:



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1177**