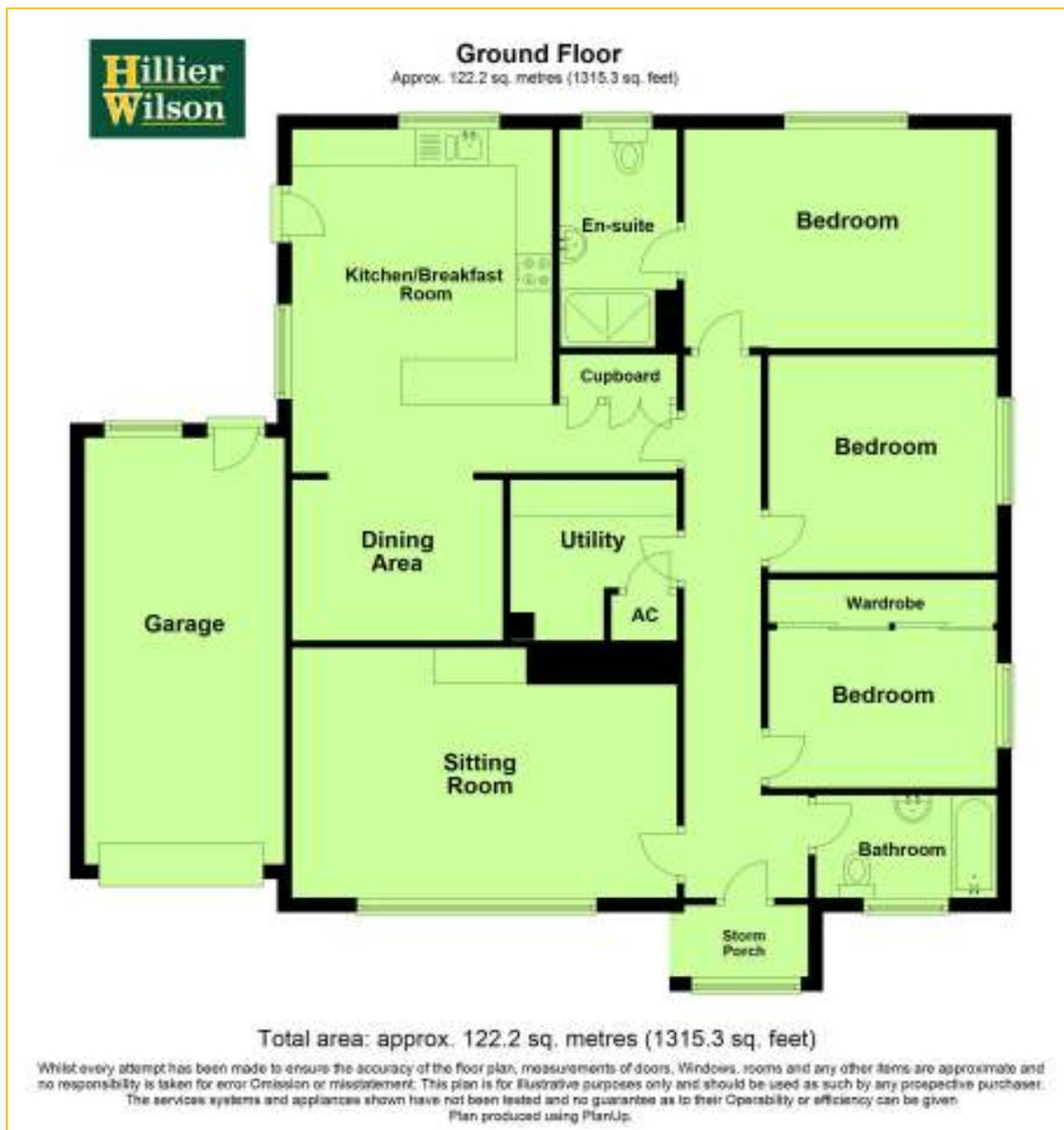


35 Fairview Road
Broadstone BH18 9AT

Price **£400,000** Freehold



AN EXTENDED THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION BENEFITTING FROM SIZEABLE REAR GARDEN AND NO FORWARD CHAIN.



- * OPEN STORM PORCH**

- * ENTRANCE HALLWAY**

- * LOUNGE 17' 5" x 11' 8"**

- * KITCHEN 17' 5" max x 15' 8"**

- * DINING AREA 9' 5" x 7' 9"**

- * UTILITY ROOM 8' 7" max x 7' 7"**

- * MASTER BEDROOM 14' 1" x 9' 9"**

- * EN SUITE SHOWER ROOM 9' 3" x 5'**

- * GUEST BEDROOM 10' 5" x 9' 9"**

- * BEDROOM THREE 10' 5" x 7' 2" to wardrobes**

- * FAMILY BATHROOM 8' x 5' 3"**

- * DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**

- * FRONT & REAR GARDENS**

- * DRIVEWAY PARKING**

- * SINGLE GARAGE**

- * GENERAL UPDATING REQUIRED**







ABOUT THIS PROPERTY

Via the open storm porch a UPVC double glazed frosted front door gives access into the entrance hallway which has loft access via a hatch and access to all principal rooms. The lounge has window to front aspect, TV point, telephone point and central fireplace with brick hearth, surround and mantel. The kitchen has windows to rear and side, telephone point, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, 1 ¼ single sink with drainer and mixer tap, double glazed door giving access to side, space for tall fridge/freezer, dishwasher and oven and archway leading through to the separate dining area. The utility room has a range of wall and floor mounted cupboards, rolled top working surfaces, space for tumble dryer and washing machine, wall mounted 'Glow worm boiler' and airing cupboard with hot water tank and slatted shelving.

The master bedroom has window to rear aspect, telephone point and a range of fitted furniture to include wardrobes and drawers and access into the en suite shower room which has frosted window to rear aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and separate shower cubicle. The guest bedroom and bedroom three both have windows to side aspect and fitted wardrobes. The family bathroom has frosted window to front aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and 'Triton' shower over.

The low maintenance front garden is laid to lawn with mature shrub borders with a driveway providing off road parking in turn leading to the single garage which has up and over door, light, power and door to rear. One of the main features to this family bungalow is the sizeable and secluded rear garden which is predominantly laid to lawn with mature shrub and timber fence borders.

DIRECTIONS:

From Broadstone Centre proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across and then take the right hand turning into Fairview Road.

COUNCIL TAX: Band 'E' Poole Borough Council.

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

Energy Performance Certificate

35, Fairview Road, BROADSTONE, BH18 9AT

Dwelling type: Detached bungalow	Reference number: 8531-7229-6420-7265-6992
Date of assessment: 15 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 January 2019	Total floor area: 100 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,439
Over 3 years you could save	£ 522

Estimated energy costs of this home

	Current costs	Potential costs	
Lighting	£ 366 over 3 years	£ 210 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 522 over 3 years </div>
Heating	£ 1,668 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 405 over 3 years	£ 240 over 3 years	
Totals	£ 2,439	£ 1,917	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.8em;">Very energy efficient • lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #008000; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #00b050; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90d090; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffcc00; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff6600; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient • higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.8em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">67</td></tr> </table>	Current	67	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.8em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">83</td></tr> </table>	Potential	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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(1-20) G														
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 231
2 Low energy lighting for all fixed outlets	£60	£ 141
3 Solar water heating	£4,000 - £6,000	£ 150

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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: R1188