

8 Plantagenet Crescent
Bearwood BH11 9PJ

Price **£425,000** Freehold



A SUPERBLY PRESENTED AND EXTENDED DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION OFFERING SIZEABLE AND FLEXIBLE ACCOMMODATION THROUGHOUT. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

Approx. 95.0 sq. metres (1029.0 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 151.3 sq. metres (1628.6 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 Planity.

- * ENTRANCE HALLWAY**
- * GROUND FLOOR CLOAKROOM**
- * SPACIOUS LOUNGE 23' 4" x 16' 9" max**
- * KITCHEN/DINING ROOM 25' 3" x 14' 6"**
- * STUDY/BEDROOM FOUR 11' 3" x 8' 1"**
- * GYM/UTILITY ROOM 18' 7" x 8' 6"**
- * STAIRS RISING TO FIRST FLOOR**
- * MASTER BEDROOM 18' 1" max x 13' 1" max**
 - * EN SUITE BATHROOM 8' 4" x 7'**
 - * GUEST BEDROOM 15' 4" x 9' 2"**
 - * BEDROOM THREE 10' 6" x 9' 6"**
 - * FAMILY BATHROOM 7' 1" x 5' 8"**
- * GAS FIRED CENTRAL HEATING**
 - * DOUBLE GLAZED**
 - * FRONT & REAR GARDENS**
 - * DRIVEWAY PARKING**
 - * CUL-DE-SAC LOCATION**
 - * NO FORWARD CHAIN**













ABOUT THIS PROPERTY

The UPVC double glazed frosted front door gives access into the entrance hallway which has wooden flooring, stairs rising to first floor and access into the ground floor cloakroom which has frosted window to front aspect, part tiled walls and flooring, towel ladder radiator, vanity unit with basin above and mixer tap and low level flush WC. The spacious lounge has window to front aspect, TV point, telephone point, understairs storage cupboard, separate bar area and wooden flooring. One of the main features to this delightful family home is the open plan kitchen/dining room which has wooden flooring, vaulted ceiling with four inset 'Velux' windows, range of floor and wall mounted cupboards, oak worksurfaces, TV point, part tiled walls, 1 ¼ single sink with inset drainer and mixer tap, window to rear aspect, bi-fold doors giving access to rear garden, breakfast bar eating area and a range of integrated appliances to include tumble dryer, induction hob, grill hob, hotplate, extractor fan, double oven, coffee maker, microwave, dishwasher, washing machine and fridge. The study/bedroom four has window to front aspect and storage cupboard. To complete the accommodation on the ground floor is the gym/utility room which has wooden flooring, TV point, air conditioning unit, wall mounted boiler, window to side aspect and space for American style fridge/freezer.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. The master bedroom has two windows to front aspect, TV point, telephone point, a range of fitted furniture to include dressing table, drawers and wardrobes and access into the en suite bathroom which has frosted window to front aspect, part tiled walls, fully tiled flooring, low level flush WC, towel ladder radiator, vanity unit with wash hand basin above and mixer tap, jacuzzi bath and separate shower cubicle. The guest bedroom and bedroom three both have windows to rear aspect. The modern family bathroom has frosted window to rear aspect, part tiled walls, fully tiled flooring, towel ladder radiator, wash hand basin with mixer tap, low level WC and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a low maintenance garden being laid to shingle and a block paved driveway providing off road parking for a number of vehicles. The rear garden is predominantly laid to decking providing ample seating area with the remainder being laid to artificial lawn, both of which have timber fence borders.

DIRECTIONS:

From Broadstone Centre proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the junction with Gravel Hill turn left and after approximately three quarters of a mile turn right at the traffic lights into Queen Anne Drive. Queen Anne Drive will then lead into Magna Road and after passing the Canford Arena, turn right into King John Avenue. Proceed to the T-junction at the end of the road and then turn right into Knights Road. Take the 2nd right hand turning into King Richard Drive and Plantagenet Crescent can be found on the right hand side.

COUNCIL TAX: Currently Band 'E', but under review. Poole Borough Council.

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

Energy Performance Certificate

8, Plantagenet Crescent, BOURNEMOUTH, BH11 9PJ

Dwelling type: Detached house	Reference number: 8602-2396-6229-4427-5913
Date of assessment: 21 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 January 2019	Total floor area: 155 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:	£ 3,222
Over 3 years you could save	£ 801

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 270 over 3 years	
Heating	£ 2,355 over 3 years	£ 1,929 over 3 years	
Hot Water	£ 462 over 3 years	£ 222 over 3 years	
Totals	£ 3,222	£ 2,421	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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 (solid floor)	£4,000 - £6,000	£ 162
2 Low energy lighting for all fixed outlets	£60	£ 117
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 126

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.

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REF: R1189