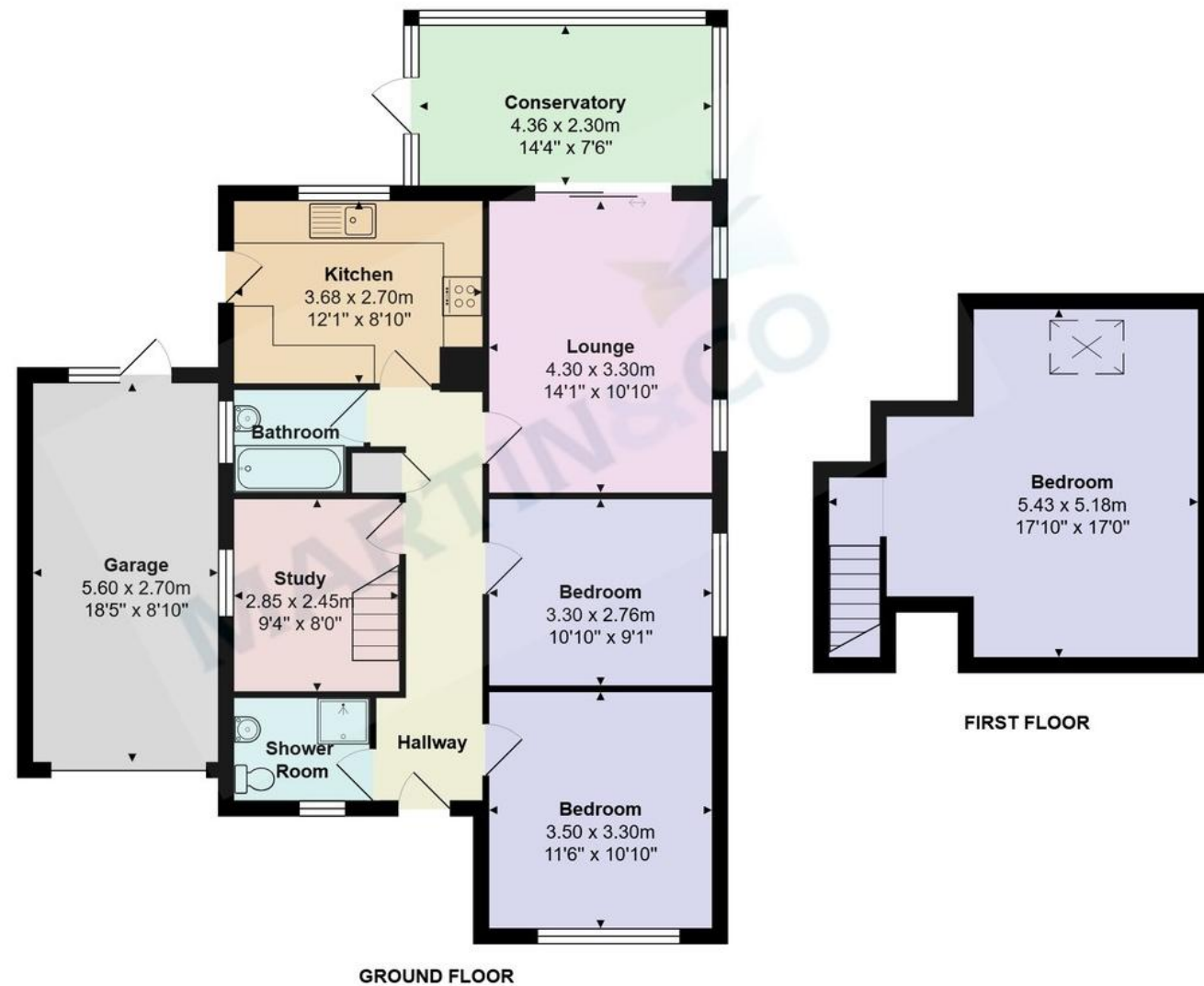


Property Location Tuckton, Bournemouth

Verwood Crescent is renowned for its quiet, established surroundings and friendly community atmosphere, while remaining conveniently positioned within easy reach of Tuckton High Street, Christchurch town centre, Southbourne Grove, highly regarded schools, excellent transport links, and an array of cafés, restaurants and everyday amenities. Nature lovers and outdoor enthusiasts will particularly appreciate the close proximity to Hengistbury Head Nature Reserve, the picturesque River Stour, scenic riverside walks, and miles of beautiful sandy beaches. Tuckton has a rich history dating back to at least 1271. Originally a small hamlet, it became part of Bournemouth in 1901. The iconic Tuckton Bridge, which crosses the River Stour, opened in its current form in 1905 and was once Britain's longest reinforced concrete bridge built to carry trams.



Total Area: 118.9 m² ... 1280 ft²

All measurements are approximate and for display purposes only



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



Verwood Crescent, Bournemouth

Fixed Price £585,000

Martin & Co Bournemouth
192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

Chain Free

Close to Hengistbury Head

Detached Bungalow

Three Bedrooms

And a Loft Room

Two Bathrooms

Large Rear Garden

Conservatory

Private Garage

Large Driveway

Gas Central Heating

Blank Canvas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

CHAIN FREE | BLANK CANVAS PROPERTY

Situated in one of Tuckton's most desirable and peaceful residential locations, this deceptively spacious detached bungalow presents a rare opportunity to acquire a wonderful home just moments from the stunning coastline of Hengistbury Head, award-winning beaches, and a wealth of local amenities.

Offered to the market chain free, this exceptional property combines immediate comfort with exciting potential, making it an ideal purchase for a wide variety of buyers.

Occupying a generous plot, the property offers well-proportioned and versatile accommodation throughout, with an abundance of natural light creating a bright and welcoming atmosphere. Whether you are looking to downsize without compromising on space, searching for a family home in a highly sought-after location, or seeking a property with future potential, this home effortlessly caters to every stage of life.

Externally, the property continues to impress with a substantial driveway providing ample off-road parking for multiple vehicles, alongside a detached garage offering additional storage or secure parking.

The generous plot also provides excellent scope to extend, remodel, or reconfigure the property, subject to the necessary planning permissions, allowing purchasers the opportunity to create their dream home and add further value over time.

Properties in this prime location are always in high demand, particularly those offering such versatility, future potential and an enviable lifestyle. Whether you are a downsizer seeking the convenience of single-storey living, a family looking to establish yourselves in an exceptional location, or a purchaser searching for a property to modernise and make your own, this outstanding home offers a truly exciting opportunity.

Early viewing is highly recommended to fully appreciate the space, location, potential and lifestyle this fantastic home has to offer.

Agent's Notes:

Tenure: Freehold

Council Tax Band: E | EPC: D

Driveway and Garage

All mains are connected

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

