



9 Colemere Gardens, Highcliffe, Dorset. BH23 5AS

£1,795 Monthly



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A well presented three double bedroom detached bungalow situated in a quiet crescent within walking distance of Highcliffe High Street and the famed Grade I Listed Castle. Available immediately and long term to the right tenants, this is a superb opportunity for family or retirement living.



ENTRANCE PORCH

Accessed via a double glazed sliding door, wall light point, UPVC opaque double glazed door leads into the:

ENTRANCE HALL

A spacious reception with cupboard housing the alarm control panel, hanging rail and shelving. Further cupboard with hot water cylinder and slatted linen shelving. Access into the roof space via hatch with pull down ladder. Ceiling light point. Doors to all principal rooms.

LIVING ROOM (12' 4" MAX X 14' 5") OR (3.77M MAX X 4.40M)

A wonderfully bright room with large UPVC double glazed bow bay window to the front, focal point electric flame effect fireplace set into a faux stone surround with timber mantel over. Ceiling and wall light points, wall mounted double panelled radiator, double power points, television point. Squared archway leads through to the:



DINING ROOM (9' 11" X 8' 11") OR (3.02M X 2.72M)

UPVC double glazed window to side aspect, ceiling light point, power points, television point, wall mounted panelled radiator, serving hatch to Kitchen. Sliding door leads to the:



CONSERVATORY (9' 8" X 15' 3") OR (2.94M X 4.64M)

UPVC double glazed construction under a triple-ply poly-carbonate roof. Ceiling light points, double power point. Double doors opening out onto the rear patio and garden beyond, return multi-paned glazed door to the:

KITCHEN (9' 10" X 11' 6") OR (3.0M X 3.50M)

Fitted with a good range of wood fronted base and wall units with areas of laminate roll top work surface over. Integrated appliances include a NEFF freezer, inset four ring ceramic hob and concealed extractor over and eye level Hotpoint fan assisted double oven adjacent, space and plumbing for washing machine, space for under counter Fridge. UPVC double glazed window to the rear, ceiling light point, under cupboard lighting, part tiled walls and tiled floor. Return multi-paned glazed door to the Hallway.



BEDROOM 1 (12' 11" X 13' 0") OR (3.94M X 3.97M)

Dual aspect with ample space for freestanding bedroom furniture, UPVC double glazed window to the front and side aspects. Wall mounted panelled radiator, ceiling light point, power points.

BEDROOM 2 (10' 11" X 10' 6") OR (3.32M X 3.19M)

Situated to the rear of the property and benefitting from a good sized UPVC double glazed window to the rear. Space for freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator. Door to:

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with concertina doors and Triton fittings, wall hung wash hand basin and low level flush WC. Opaque glazed window to the side aspect, ceiling light point, wall mounted Dimplex fan heater.



BEDROOM 3 (9' 8" X 9' 0") OR (2.94M X 2.74M)

UPVC double glazed window to side aspect, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with wall mounted hand shower attachment, pedestal wash hand basin and low level flush WC. Part tiled walls and tiled splash back, ceiling light point, chrome ladder style towel radiator, wall light point with integrated shaver.

OUTSIDE

The rear garden is a delightful feature facing approximately South West with a good sized area of paved patio immediately abutting the rear of the property and extending to one side in turn leading onto a good sized area of lawn with deep, mature shrub and plant borders. To the side of the property there is a pedestrian access gate which in turn leads to:

THE APPROACH

Laid mainly to macadam for off road parking with a good sized area of lawn adjacent and colourful planting. At the head of the driveway there is then access to the:

GARAGE

Up and over door, pedestrian door to the side and access to a Vinery/greenhouse at the rear.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road turning right into Hinton Wood Avenue opposite The Oaks. At the end of the road continue right and follow the road for approximately 1/4 mile until reaching Braemar Drive on the right. Turn here and Colemere Gardens will be found on the right hand side. Turn here and the property will be found on the right hand side and numbered.



PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is D63



GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.