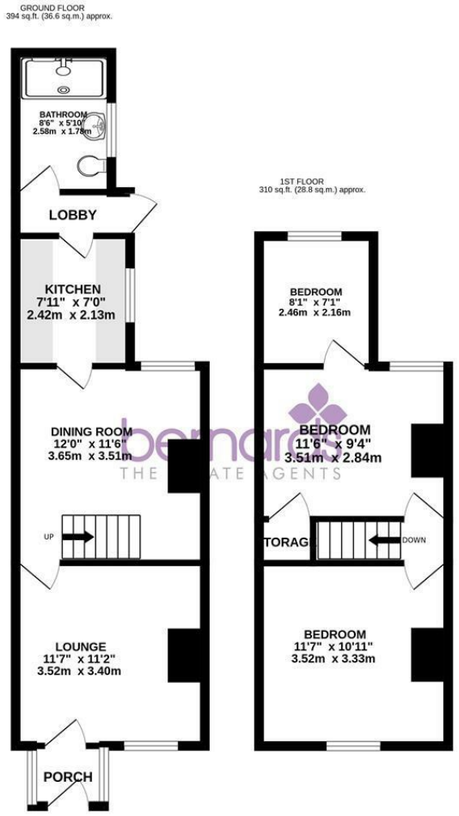

TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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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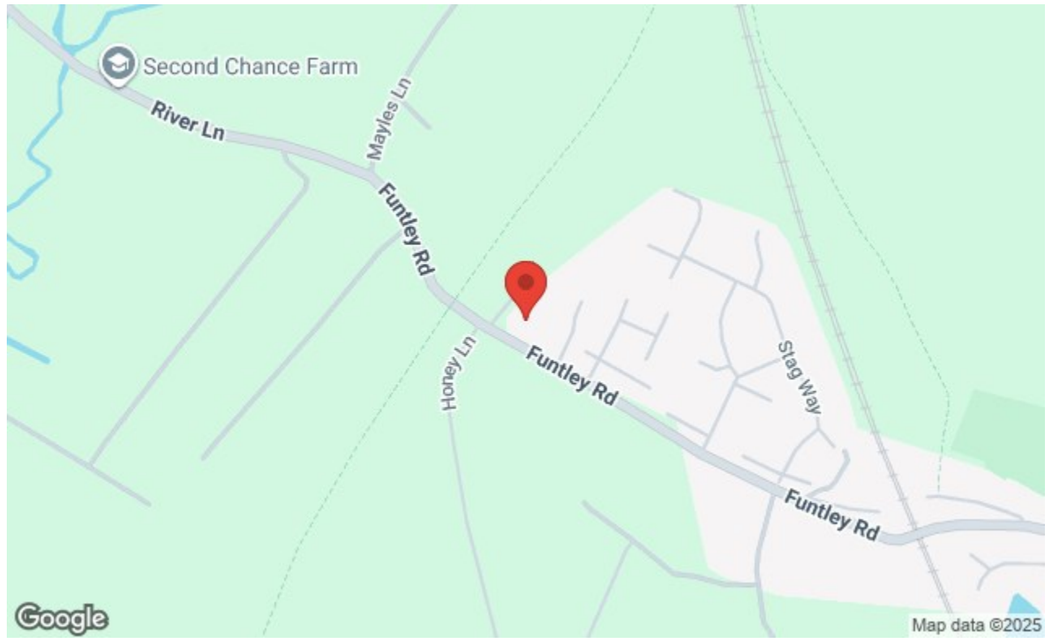

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t: 01329756500

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Offers In Excess Of £315,000

Funtley Road, Fareham PO15 6DN

bernards THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- STUNNING COUNTRY COTTAGE
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- ORIGINAL FIREPLACES
- CHARACTER FEATURES
- WALK-IN SHOWER ROOM
- BEAUTIFUL MEDITERRANEAN STYLE GARDEN
- FUNTLEY VILLAGE LOACTION
- COSY SITTING ROOM
- METICULOUSLY LOOKED AFTER

Nestled in the picturesque village of Funtley, this charming 1850s country cottage boasts timeless character and a beautifully maintained Mediterranean style garden, perfect for those who cherish tranquil village life. With its quaint appeal and abundance of period features, this property is a true gem.

As you approach the cottage, you'll find a private driveway offering convenient parking for one car. Upon entering, a small, welcoming hallway guides you into the cosy sitting room, where a feature fireplace with a log burner creates a warm and inviting atmosphere, ideal for chilly evenings.

At the heart of the home is the dedicated dining room, featuring its own charming character fireplace, a space where the cottage's historic charm continues to shine. Towards the rear, a quaint country kitchen with rustic appeal leads out to a modern shower room, complete with a walk-in shower.

Upstairs, there are two generously sized double bedrooms, each with fitted wardrobes and its own character fireplace. Beyond the second bedroom is a versatile additional room, perfect for use as a third bedroom, dressing room, or home office.

Throughout the cottage, period features such as wooden doors and cast iron radiators add to the home's distinctive charm. The rear garden is a true highlight, evoking the essence of a classic Mediterranean cottage garden. Filled with potted plants, meandering paths, and a delightful seating area, it offers a peaceful retreat to soak up the sun. At the bottom of the garden, you'll find a large shed, providing ample storage space.

This enchanting country cottage in Funtley is the perfect blend of character, comfort, and countryside charm.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
11'6" x 11'1" (3.52 x 3.40)

DINING ROOM
11'11" x 11'6" (3.65 x 3.51)

KITCHEN
7'11" x 6'11" (2.42 x 2.13)

SHOWER ROOM
8'5" x 5'10" (2.58 x 1.78)

BEDROOM ONE
11'6" x 10'11" (3.53 x 3.33)

BEDROOM TWO
11'6" x 9'3" (3.51 x 2.84)

BEDROOM THREE/DRESSING ROOM/OFFICE
8'0" x 7'1" (2.46 x 2.16)

LETTINGS INFORMATION
If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,550PCM. This would provide a 5.71% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.

DRAINAGE
Please also note that this property has its own private drainage system.
Recently serviced the water filtration system is in good working order is little over a year old, complying with all current regulations.

Please get in touch and ask for any further information.

HEATING
Please note this property is heated via the multi fuel burner in the sitting room which feeds through to the central heating system.
There is no gas to the property.

COUNCIL TAX BAND - C

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

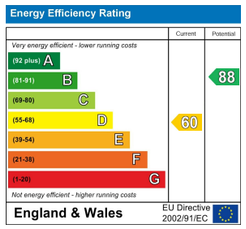
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Freehold



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