

# BELVOIR!

Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Minterne Road, Moordown, Bournemouth, BH9 3EH



Offers Over £525,000 Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)



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SPACIOUS FOUR-DOUBLE-BEDROOM, THREE-BATHROOM DETACHED CHALET BUNGALOW \* DETACHED ANNEX WITH PLANNING PERMISSION & £1,000PCM RENTAL POTENTIAL \* SUMMER HOUSE WITH AIRBNB POTENTIAL (£80–£100 PER NIGHT)

DETACHED ANNEX WITH SHOWER ROOM & MEZZANINE FLOOR (CURRENTLY RENTED) | SUMMER HOUSE WITH SHOWER ROOM & MEZZANINE FLOOR (IDEAL FOR AIRBNB, £80–£100 PER NIGHT IN SUMMER) | 28ft SITTING/DINING ROOM | QUALITY FITTED KITCHEN | UTILITY ROOM | FOUR DOUBLE BEDROOMS | THREE BATHROOMS | OFF-ROAD PARKING | GARDENS

The entrance door opens into a welcoming hallway with doors to all ground-floor rooms.

There is a spacious through living/dining room with French doors opening out to the rear garden.

The kitchen has been re-fitted to a high standard with a full range of wall and floor-mounted units, contrasting worktops and a range of integrated appliances, complemented by a separate utility room.

The ground floor offers two generous double bedrooms and a well-appointed family bathroom.

The first-floor landing features an attractive picture window alongside a further bathroom. The master bedroom benefits from its own ensuite shower room, and there is an additional double bedroom.

The detached annex, complete with planning permission, offers a living room with kitchen area, shower room and mezzanine floor. It is currently rented and in the present market could achieve approximately £1,000pcm, providing an excellent contribution toward mortgage repayments.

The detached summer house also benefits from a shower room and mezzanine floor and provides excellent potential as a seasonal letting opportunity, with Airbnb rates of approximately £80–£100 per night in summer.

Externally, there is good off-road parking, a separate side garden and an enclosed, low-maintenance rear garden.

Council Tax Band C



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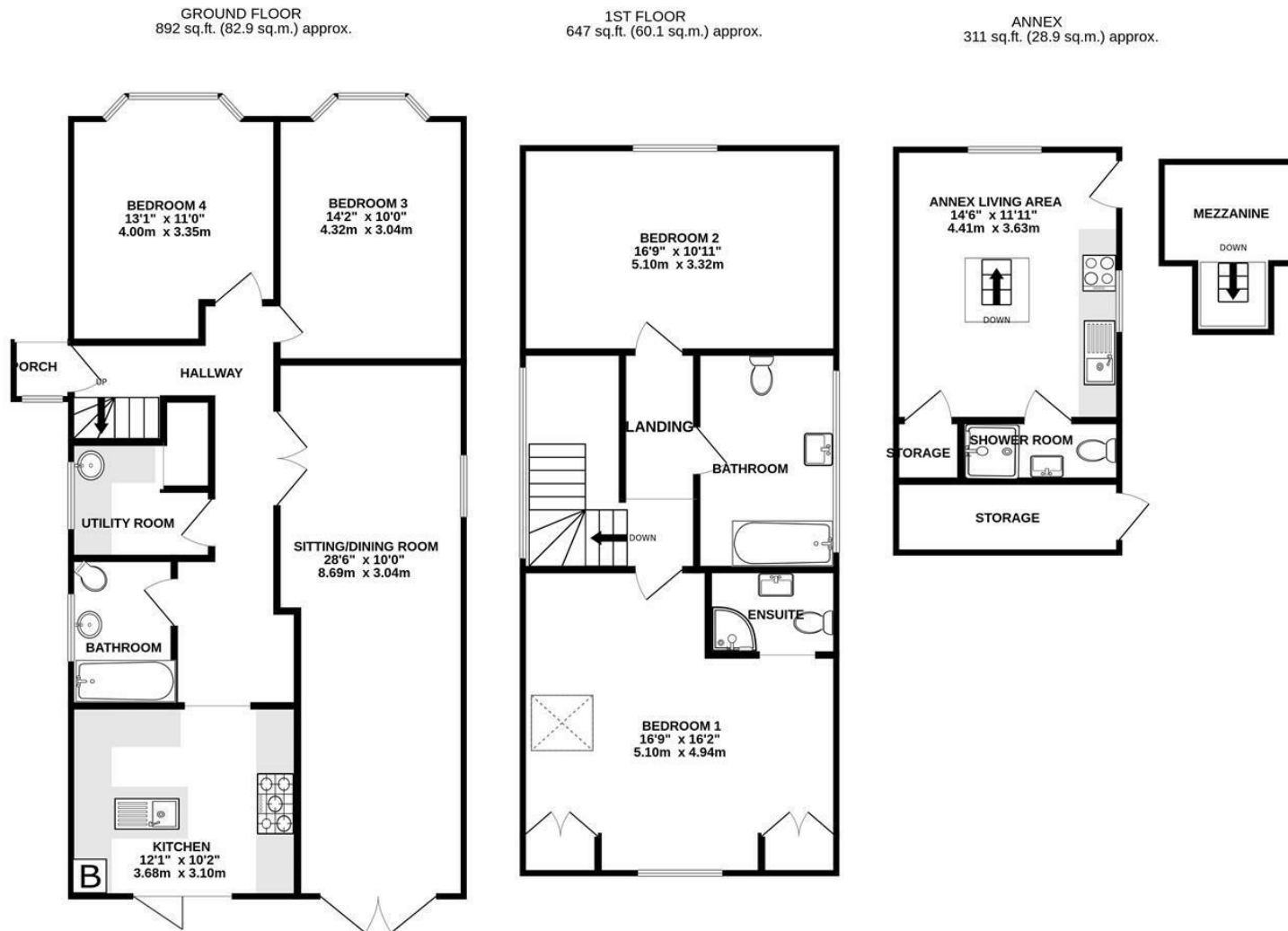
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TOTAL FLOOR AREA : 1850 sq.ft. (171.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		