

£1,640 per month Stanfield Road, Winton, BH9



- Close to Talbot Campus
- Close to Uni bus route
- Close to Winton High Street
- All Double Bedrooms
- Dishwasher
- Double Glazed Windows and Doors
- Gas Central Heating
- Washing Machine
- Separate WC

4 double bedroom detached house situated in-between Talbot Campus (only 10-15 minutes' walk) and Winton High street. Ideal sought-after location. Spacious lounge and large kitchen/diner for great communal living. Each double bedroom is a good size. Lawned garden with shed for bike storage. Energy-efficient boiler, full burglar alarm system, 49-inch Smart TV in lounge, 10 months' contract. Lounge & kitchen were decorated Summer 2020, house maintained in good condition.

Stanfield Road, Winton, BH9

Entrance Hall

Leading to all ground floor rooms, stairs to first floor landing. Wall hooks for coats.

Kitchen

Modern matching wall and base units, vinyl floor, large dining table and chairs. Dishwasher, washing machine, microwave and fridge freezer with fitted oven and hob. Single stainless steel sink and drainer. Pantry cupboard where washing machine is located with extra shelving. Door to side access and garden

Lounge

3.66m x 3.66m (12'0" x 12'0")

Lounge with two large sofas and a coffee table. TV provided by landlord.

Bedroom 1

3.35m x 3.66m (10'12" x 12'0")

Ground floor facing rear. Double bed, wardrobe, chest of drawers, desk and chair. Wall-mounted shelving.

Bedroom 2

5.49m x 3.66m (18'0" x 12'0")

First floor facing front into bay window. Double bed, bedside table, wardrobe, chest of drawers, desk, chair, sofa and bookcase.

Bedroom 3

3.35m x 3.66m (10'12" x 12'0")

First floor facing side. Double bed, two wardrobes, chest of drawers, desk and chair

Bedroom 4

3.66m x 2.74m (12'0" x 9'0")

First floor facing rear. Double bed, bedside table, wardrobe, chest of drawers, desk, chair and sink unit.

Bathroom

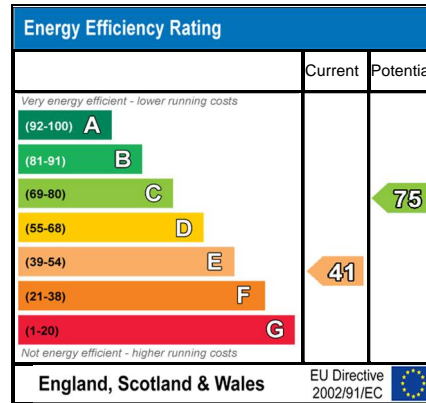
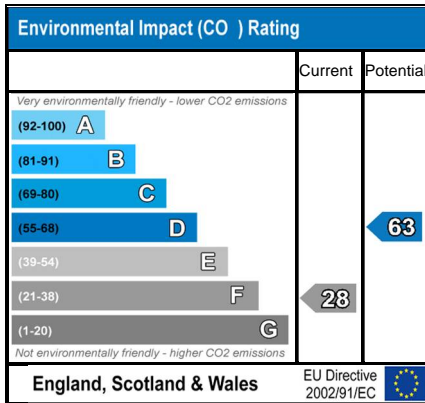
First floor bathroom, comprising bath with shower over, wash hand basin, vinyl floor.

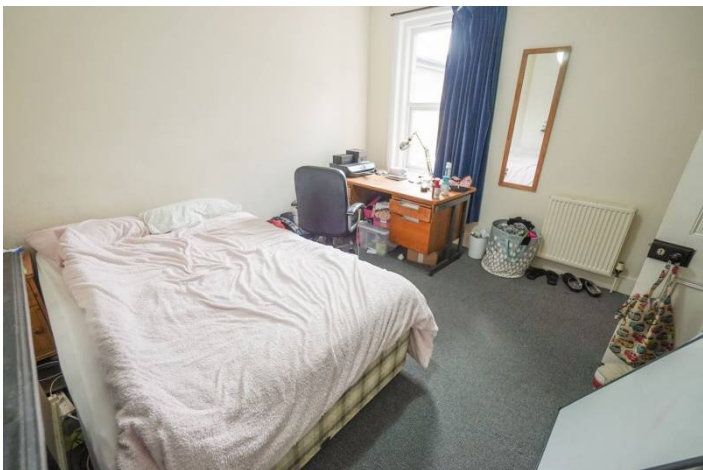
Separate WC

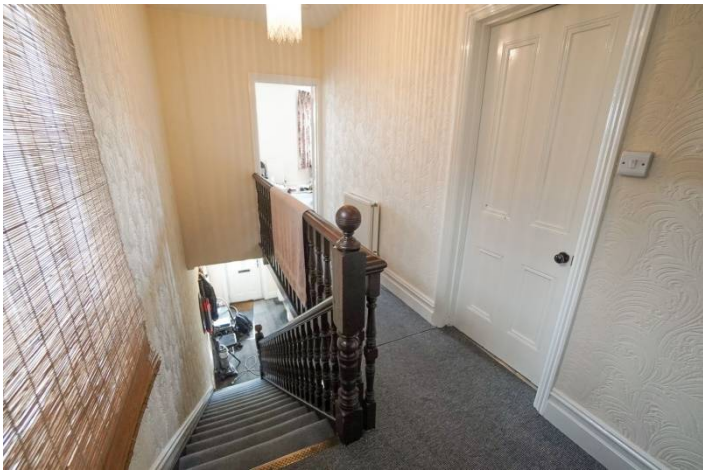
Separate WC next to bathroom.

Outside Rear

Side access to front via gate, lawn, shed for bike storage.







Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS LETTINGSBU

LettingsBU, Poole House, Talbot Campus, Fern Barrow, Poole, Dorset, BH12 5BB T: 01202 961678 E: lettingsBU@bournemouth.ac.uk W: www.lettingsbu.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER LETTINGSBU NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.