

Luxury+Prestige

51 EAST AVENUE

TALBOT WOODS, BOURNEMOUTH, BH3 7BT















TAKE A STEP INSIDE



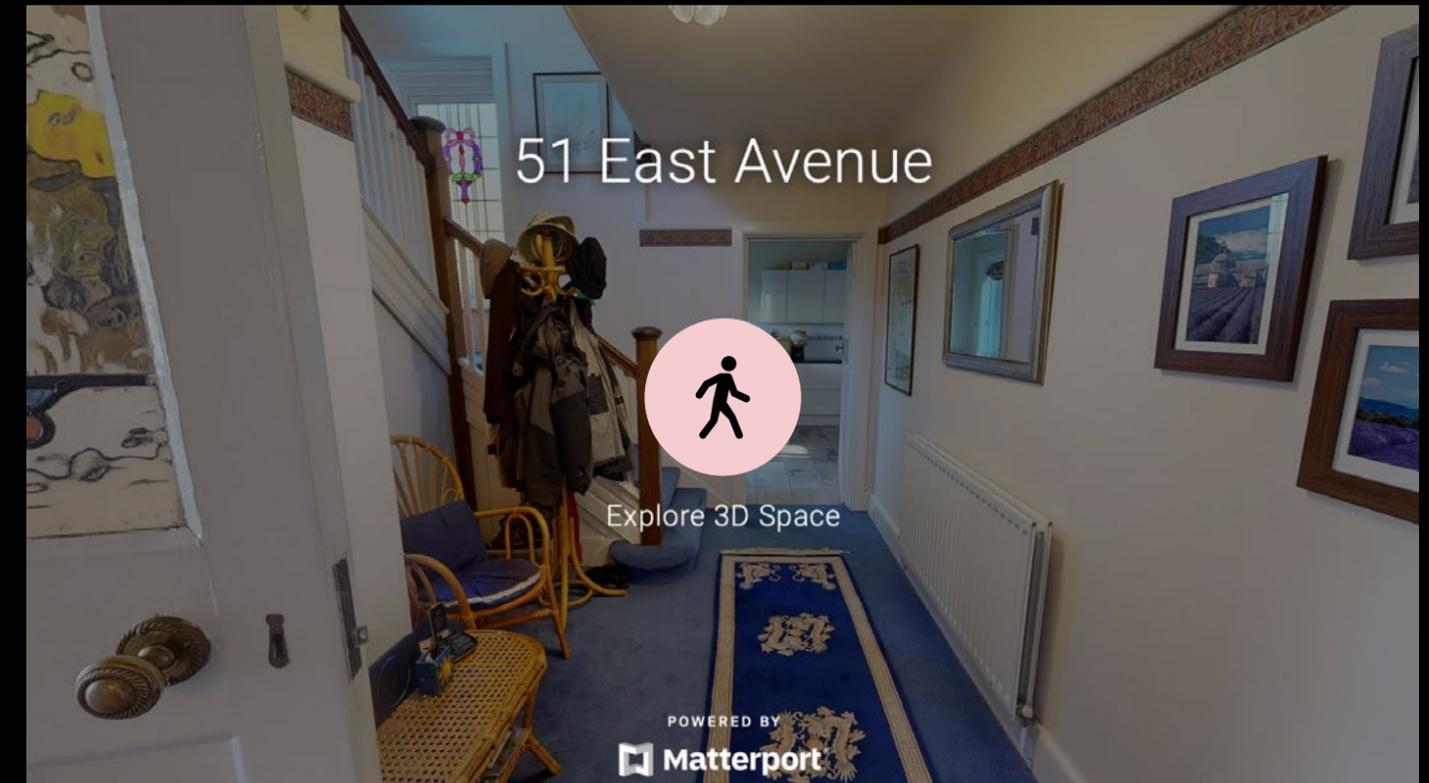
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

51 East Avenue, Talbot Woods
Bournemouth, BH3 7BT

GROSS INTERNAL AREA

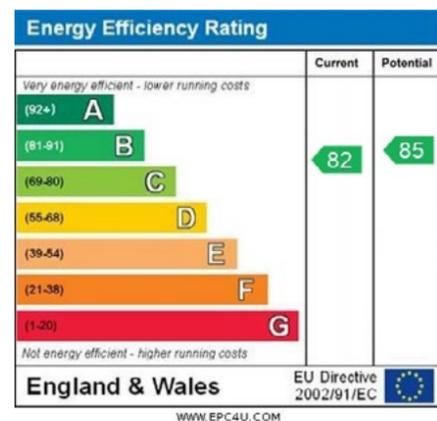
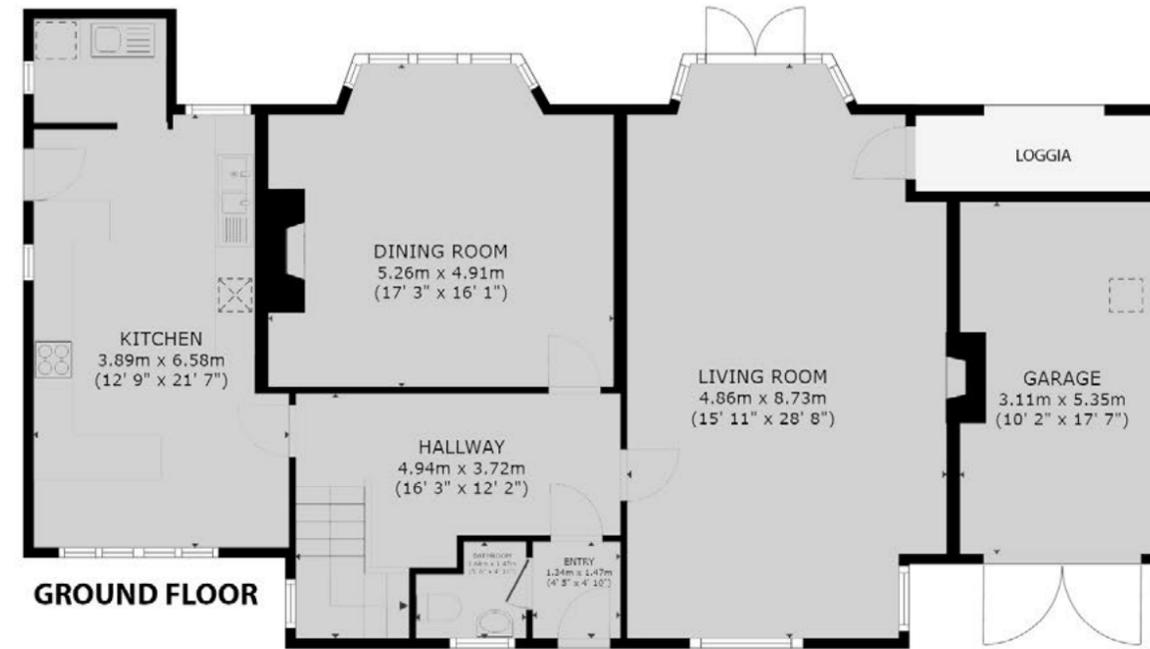
House:

Ground Floor: 1,197 sq. ft / 111 m²
 First Floor: 1,392 sq. ft / 129 m²
 Total: 2589 sq. ft / 240 m²

Garage: 179 sq. ft / 17 m²

Overall Total: 2,768 sq. ft / 257 m²

Sizes and dimensions are approximate, actual may vary.



Summary

East Avenue is a wide and pretty street in the heart of the highly sought after Talbot Woods area of Bournemouth.

Known for its schools, health clubs and its proximity to both Bournemouth Town Centre as well its famous Blue Flag Beaches, Talbot Woods has long been a neighbourhood in which people aspire to live.

This charming family home sits on a wonderful South facing plot with an impressive frontage to the road. It extends to 2,768 square feet and includes a large kitchen / breakfast room, two further formal reception rooms, five bedrooms and three bathrooms. It is presented immaculately and has plenty of character, although it would also be ideally suited to someone who wanted to put on their own stamp.

Outside, the large sweeping driveway leads up to the house where there is also an attached single garage. The rear gardens are the star of the show with patio and formal lawns surrounded by mature trees and shrubs, the perfect place to relax, unwind and enjoy the sun. All in all it has all the makings of a wonderful family home for generations to come.

Details

Guide Price: £1,250,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £68,750**
Additional Home £12,500**

** based on guide price, correct as at 6.02.25

Local Authority: BCP Council

Council Tax: Band G
2024/2025 £3,579.59pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Charming family home
- + Highly sought after location
- + Extends to 2,768 square feet
- + Five bedrooms, three bathrooms
- + Large kitchen / breakfast room
- + Two further receptions
- + Character features
- + Beautiful South facing gardens
- + Large driveway and garage
- + Town centre and beaches nearby

Our team



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