



RICHMONDS

12a Westbury Court, Hedge End, Southampton, SO30 0HN

OIEO £500,000

A versatile and spacious four bedroom home which has an adjoining one bedroom, self-contained annexe with a sitting/dining room, kitchen and double bedroom with an ensuite. The main house benefits from a 21ft lounge, kitchen, separate dining room, utility, study and cloakroom on the ground floor. On the first floor there are four well-proportioned bedrooms, with an en-suite to the master, and a family bathroom. Outside there is generous sized rear garden and off road parking to the front. An internal inspection is highly recommended to fully appreciate the size of accommodation on offer.

Accommodation

| | |
|-------------------|---|
| Entrance hallway: | Stairs to the first floor |
| Cloakroom: | Wc, wash hand basin |
| Sitting room: | 21'6" x 11'7" (6.56m x 3.53m) |
| Kitchen: | 9'4" x 9'1" (2.85m x 2.77m) A range of wall & base level units, Range cooker, sink with drainer |
| Dining room: | 11'0" x 7'8" (3.35m x 2.34m) |
| Utility: | Plumbing for washing machine, dishwasher and space for tumble dryer. Space for double fridge freezer. |
| Study: | 13'2" x 7'6" (4.01m x 2.29m) |

First Floor Landing

| | |
|------------------|--|
| Storage cupboard | |
| Bedroom 1: | 15'1" x 12'2" (4.60m x 3.71m) Built in wardrobe |
| Ensuite: | Large shower cubicle, Wc, wash hand basin |
| Bedroom 2: | 11'0" x 9'7" (3.35m x 2.92m) |
| Bedroom 3: | 10'11" x 8'5" (3.33m x 2.57m) |
| Bedroom 4: | 9'11" x 9'7" (3.02m x 2.92m) |
| Bathroom: | Bath with hand held shower attachment and fixed overhead shower, Wc, wash hand basin |

Outside

| | |
|--------|---|
| Front: | To the front of the property there is off road parking, a timber storage unit and a pathway leading to the main house with mature planted borders |
| Rear: | The rear garden has a large, paved patio area, a section of lawn, shingled areas and a shed to one corner. |

Annexe

| | |
|---------------|--|
| Lounge/diner: | Large hallway with access to rear garden 19'7" x 9'9" (5.97m x 2.97m) |
| Kitchen: | 11'11" x 7'6" (3.63m x 2.29m) Space for cooker, fridge freezer, plumbing for washing machine, sink unit, wall & base level units |
| Bedroom: | 15'9" x 9'10" (4.80m x 3.00m) |
| Ensuite: | Corner bath, fixed over-head shower, Wc, wash hand basin |

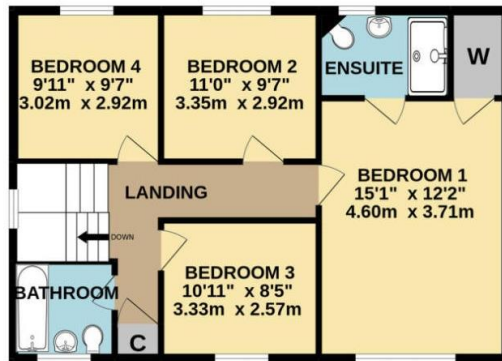
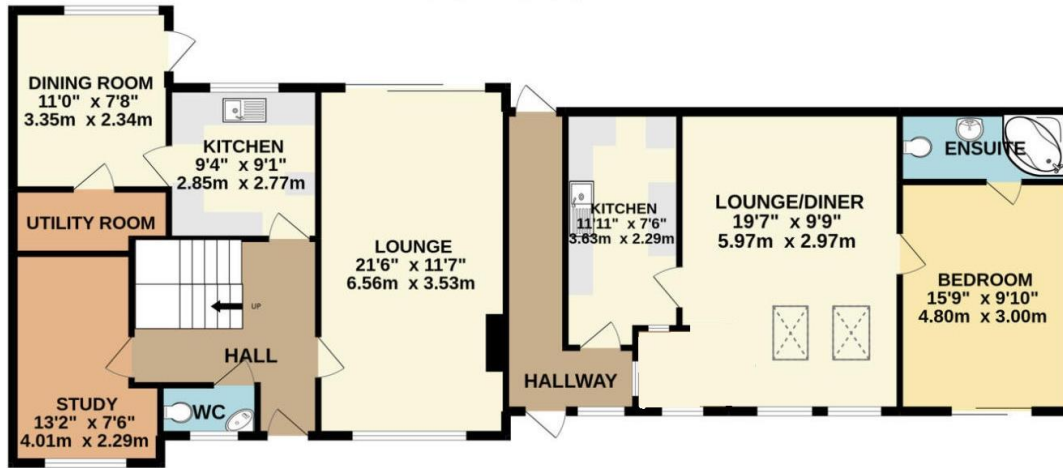
Other Information

| | |
|-------------------|---------------------|
| Tenure: | Freehold |
| Approximate age: | 1975 |
| Heating: | Gas central heating |
| Windows: | Double glazing |
| Loft: | Not inspected |
| Sellers position: | To be advised |

Local Information

| | |
|------------------|---------------------------|
| Council tax: | Band E |
| Local Authority: | Eastleigh Borough Council |

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



TOTAL FLOOR AREA : 2012 sq.ft. (186.9 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.

Made with Metropix ©2022

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.

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

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 report before finalising 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 Richmonds Property Services Ltd. 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 usually required.

