



ANDY RICHARDSON POWERED BY **exp** TM UK

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Newtown Road, Verwood, BH31 6EL

£475,000

3 1 2

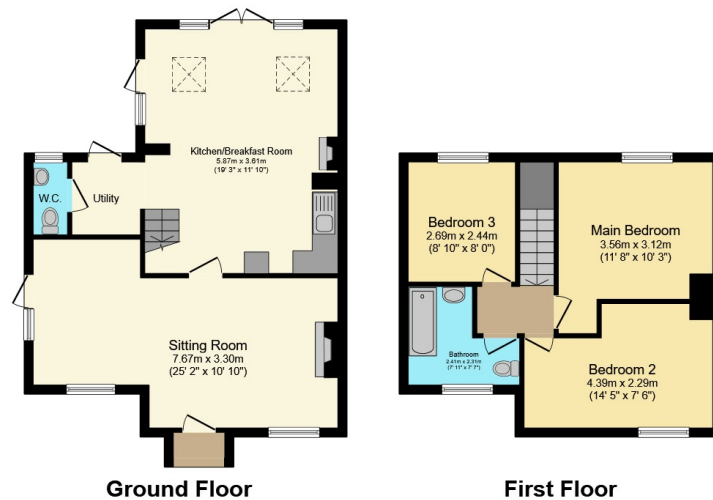


- Reference AR0108
- Beautiful character cottage
- Huge front and rear gardens
- Sympathetically extended and refurbished
- Full of original features including beamed ceilings
- Fireplace in lounge
- Log burner in dining room
- Ample off road parking
- Vacant possession
- Viewings available now by appointment

A rare opportunity to purchase this charming cottage which has been sympathetically extended and renovated to retain its original charm and provide a modern living space. The property sits in a desirable non estate setting on a generous plot with a long front driveway and large rear garden.

The accommodation comprises a twin reception room to the front, lovely kitchen dining room with vaulted ceiling and garden access, utility room and separate WC, three first floor bedrooms and a family bathroom. Outside the large, established rear garden is home to a summer house, large shed and a brick built log store while the front is mostly paved to provide parking for multiple vehicles.

Offered for sale with vacant possession and viewings are available strictly by appointment.



Total floor area 97.4 sq.m. (1,049 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

15/05/2023, 16:47 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																		
70, Newbarn Road WYRDWOOD S10 1BQ	Energy rating C	Valid until: 15 November 2027 Certificate number: 9009-2876-7592-9893-0651																
Property type	Semi-detached house																	
Total floor area	90 square metres																	
Rules on letting this property																		
Properties can be let if they have an energy rating from A to E.																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-tenants-tenor-property-minimum-energy-efficiency-standard-landlord-obligation).																		
Energy rating and score																		
This property's current energy rating is C. It has the potential to be B.																		
See how to improve this property's energy efficiency.																		
<table border="1"> <thead> <tr> <th>Current Energy rating</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A</td> </tr> <tr> <td>B</td> <td>B</td> </tr> <tr> <td>C</td> <td>C</td> </tr> <tr> <td>D</td> <td>D</td> </tr> <tr> <td>E</td> <td>E</td> </tr> <tr> <td>F</td> <td>F</td> </tr> <tr> <td>G</td> <td>G</td> </tr> </tbody> </table>		Current Energy rating	Potential	A	A	B	B	C	C	D	D	E	E	F	F	G	G	<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p>
Current Energy rating	Potential																	
A	A																	
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