

Pauncefote Road , Southbourne , Bournemouth, Dorset, BH5 2AF

Available 05 September 2025

**£1,550** PCM



- DEPOSIT £1,788.46
- Unfurnished
- 2 BED
- Gas central heating
- Double Glazed
- Walking distance to shops & beach
- EPC RATING C
- Council Tax Band B
- Early viewings recommended
- Spacious lounge / diner

EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Lettings Agent

*Slades*

# Property Description

2 DOUBLE BED MODERN TOWN HOUSE WITH 2 BATHROOMS, A GARAGE AND A OUTSIDE FRONT PRIVATE DECKING AREA..... A good size well presented, 2 double bedroom modern town house, located within a short walk to Southbourne High Street, Pokesdown Train Station and the beach. The property benefits from double glazing, gas central heating, spacious 16ft lounge / dining area, modern fitted kitchen including a gas hob and a electric oven, large downstairs storage cupboard, first floor compromise of a good size double bedroom with a modern en-suite shower room, second floor compromise of a large double master bedroom with a modern en-suite bathroom with a shower above bath, outside front private decking area, GARAGE and let on an unfurnished basis. AVAILABLE 05/09/2025, COUNCIL TAX BAND B, 1 WEEKS HOLDING DEPOSIT IS £357.69, 5 WEEKS DEPOSIT IS £1,788.46. ENERGY RATING IS C. Affordability: prospective tenants will be required to meet an annual referencing threshold of £46,500 and have a clean credit history.

# Room Sizes

KITCHEN 2.34m ( 7'9") x 2.50m ( 8'3")  
LOUNGE DINING 3.92m ( 12'11") x 5.03m ( 16'7")  
MASTER BEDROOM 4.23m ( 13'11") x 3.97m ( 13'1")  
SECOND BEDROOM 3.92m ( 12'11") x 4.59m ( 15'1")

