



No. 13 is in centre

13 Timbermill Court, Fordingbridge, Hampshire SP6 1RG

A spacious two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.



13 Timbermill Court

**Entrance hall • downstairs shower/cloakroom • sitting room • dining room • kitchen
• two double bedrooms • bathroom • garage**

Guide Price
£300,000 (Leasehold)

The Property

13 Timbermill Court is a bright and spacious mid-terrace cottage with two double bedrooms. On the ground floor is an entrance hall leading to a spacious shower/cloakroom and a glazed door through to the large sitting room, which has a feature fireplace and windows looking out to the front of the property. A door leads from the sitting room through to the separate dining room where there are French doors out to the rear patio garden and access to the kitchen.

The kitchen has a range of floor and wall units with a built-in De Dietrich double oven, an electric hob, an integrated Bosch dishwasher, a double-drainer stainless steel sink and space/plumbing for a washing machine and fridge-freezer. There is also a door from the kitchen out to the patio garden.

Upstairs are the two bedrooms, each with fitted wardrobes and the main bathroom which has white 4-piece suite comprised of a bath, w.c, bidet and basin. There is also a storage cupboard and heated towel rail in the bathroom.

The property has electric storage heating and double glazing and there is a partially boarded loft, accessed via a folding ladder.

Outside there is a small, enclosed patio garden at the rear and a single garage, with light and power, which is located in a block nearby.

Directions to Timbermill Court

From the A338 Bournemouth to Salisbury Road (Ringwood Road) take the B3078 (Bridge Street) across the River Avon into the town centre and take the first exit on the mini roundabout.

After about 300 metres take the left turn into Provost Street, cross over the small bridge and past West Street on your right; turn second left into Timbermill Court, a well concealed entrance.

150 year lease (from 2000), no ground rent and 55+ age covenant.

For viewings please call the Estate Manager
01425 654148 / 07384 110 305



Sitting Room



Dining Room



Kitchen



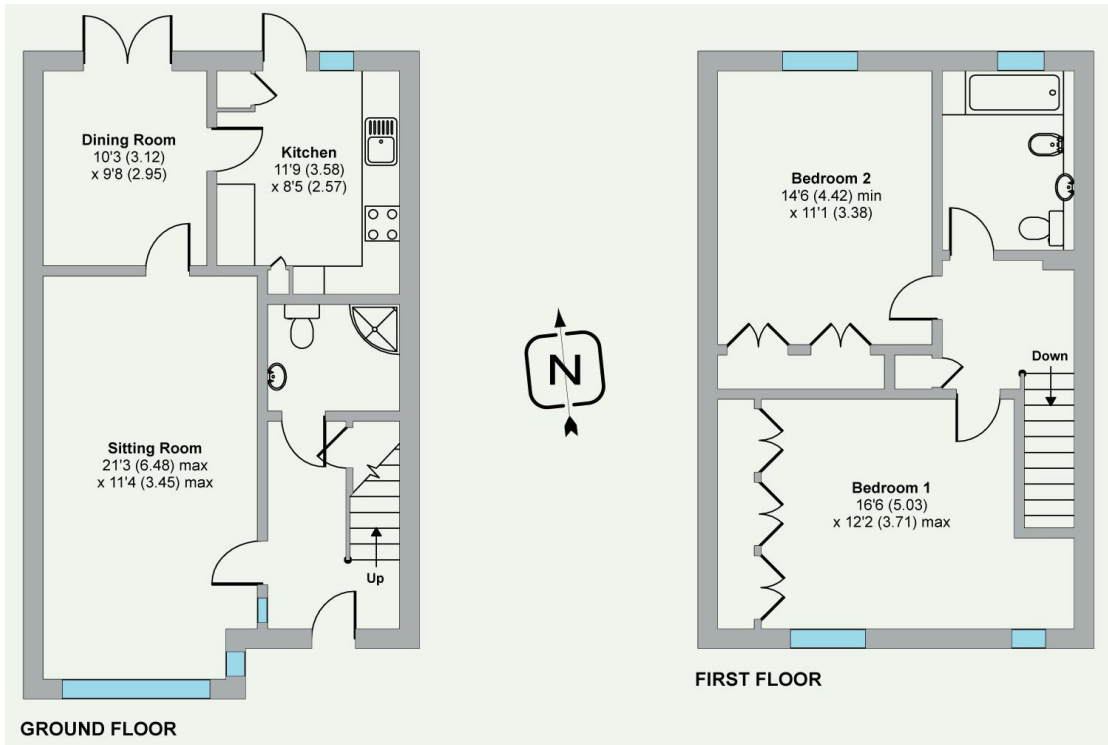
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

Approximate Gross Internals: 105.5m² / 1136ft² Condition Code: C

Energy Performance Rating: D (60)

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Timbermill Court

Timbermill Court's very name hints at the history of the place, built on the site of a former sawmill in the centre of Fordingbridge, beside the water meadows of the River Avon. The cottages and apartments are set around a secluded courtyard with delightful water gardens and look over many acres of open countryside.

Being situated in the town centre, the estate is close to Fordingbridge's bustling high street with its wide range of shops, cafes and leisure activities. The town has an imposing bridge spanning the Avon with a striking seven arch structure and offers charming riverside walks along the Avon Valley path. Also, Fordingbridge's position as the northern gateway to the New Forest mean that opportunities for walking, cycling and spotting wildlife abound. Nearby sights include Breamore House, an Elizabethan manor house set in acres of its own beautiful parkland, and the mosaics and courtyard ruins at Rockbourne Roman Villa.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a glance



Timbermill Court



Fordingbridge



Breamore House



The New Forest

**Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS**

T: 01491 821170
E: property@cognatum.co.uk
www.cognatum.co.uk

Cognatum
PROPERTY
RETIRE IN STYLE