

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**16 SCAFELL AVENUE, FAREHAM  
PO14 1SQ**



**3 bedroom semi-detached house with integral garage.**

**PRICE GUIDE: £300,000**

**OFFERS INVITED**

**Freehold for Sale. No Onward Chain.**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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**VIEWING INSTRUCTIONS:** Viewing by appointment only. Please contact the office to make an appointment.  
Telephone: 01489 896977.

**LOCATION:** See **Location Plan**. The Property is identified by the arrow and is positioned towards the southern edge of Fareham just off Peak Lane which connects Fareham and Stubbington.

**DESCRIPTION:** See **Site Plan** on which the extent of the Property is edged red. The Property is a semi-detached 3 bedroom house built of brick under a concrete tile roof. There is a rear garden and off road parking for 2 - 3 cars at the front of the property.

**DIRECTIONS:** From the centre of Fareham proceed westward along the A27 taking a left onto Peak Lane. Take the second left onto Longmynd Drive before taking the first exit on your right into Purbeck Drive. Take the first left onto Scafell Avenue where number 16 can be found on your right hand side.

**ACCOMMODATION** is briefly set out below (see Floor Plan):

**Ground Floor:**

- **Entrance Hall** – 2 radiators, stairs to first floor, understairs cupboard (with power sockets).
- **Lounge/Diner** – 23' 7" x 11' 0" (7.19 m x 3.35 m). UPVC double-glazed windows and French doors to rear aspect. 2 radiators, open fire with limestone surround and mantle.
- **Kitchen** – 11' 8" x 7' 11" (3.55 m x 2.41 m) UPVC double-glazed window to front aspect and double-glazed door and window to side aspect. A range of floor and wall mounted units, roll edge work top surfaces, stainless steel double sink and drainer unit, space for cooker, space and plumbing for washing machine and tumble dryer.
- **Integral Garage** - Up and over door. Power sockets. Gas and electric meters and electrical consumer unit.

**First Floor:**

- **Landing** - Loft access (with loft ladder), airing cupboard housing hot water tank and Worcester Gas Boiler.
- **Bathroom** - 8' 4" x 7' 10" (2.53 m x 2.39 m) UPVC obscured double-glazed window to front aspect. Low level WC, panelled bath, pedestal wash-hand basin, half crescent shower cubicle with glass door and surround, heated towel rail.
- **Bedroom 1** – 15' 5" x 11' 0" (4.7 m x 3.35 m) UPVC double-glazed windows to rear aspect, radiator.
- **Bedroom 2** – 12' 2" x 11' 8" (3.7 m x 3.55 m) UPVC double-glazed windows to front aspect, radiator.
- **Bedroom 3** – 11' 1" x 7' 10" (3.37 m x 2.39 m) UPVC double-glazed windows to rear aspect, radiator..

**Rear Garden:**

South facing. Laid to lawn with sleeper raised beds on either side (installed 2020). Large deck against rear boundary of garden and smaller deck outside French doors to rear. Concrete side passage to side. Predominantly concrete post and timber panel fence surrounding garden and side passage with lockable timber gate to front.

**Front:**

Concrete parking area for 2-3 cars. Small border with mature shrubs. Outside tap.

**LOCAL PLANNING AUTHORITY:** Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ. Tel No. 01329 236100  
[www.fareham.gov.uk](http://www.fareham.gov.uk).

**SERVICES:** Mains water, electricity and gas. Telephone connected. Mains drainage.

**COUNCIL TAX:** Band D. The annual charge for the 2021/22 year is £1,817.56

**ENERGY PERFORMANCE CERTIFICATE**

**For Further Information Contact:**

Paul Harris

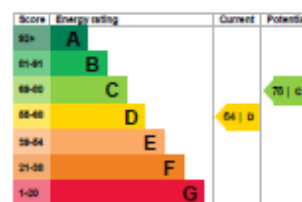
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**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

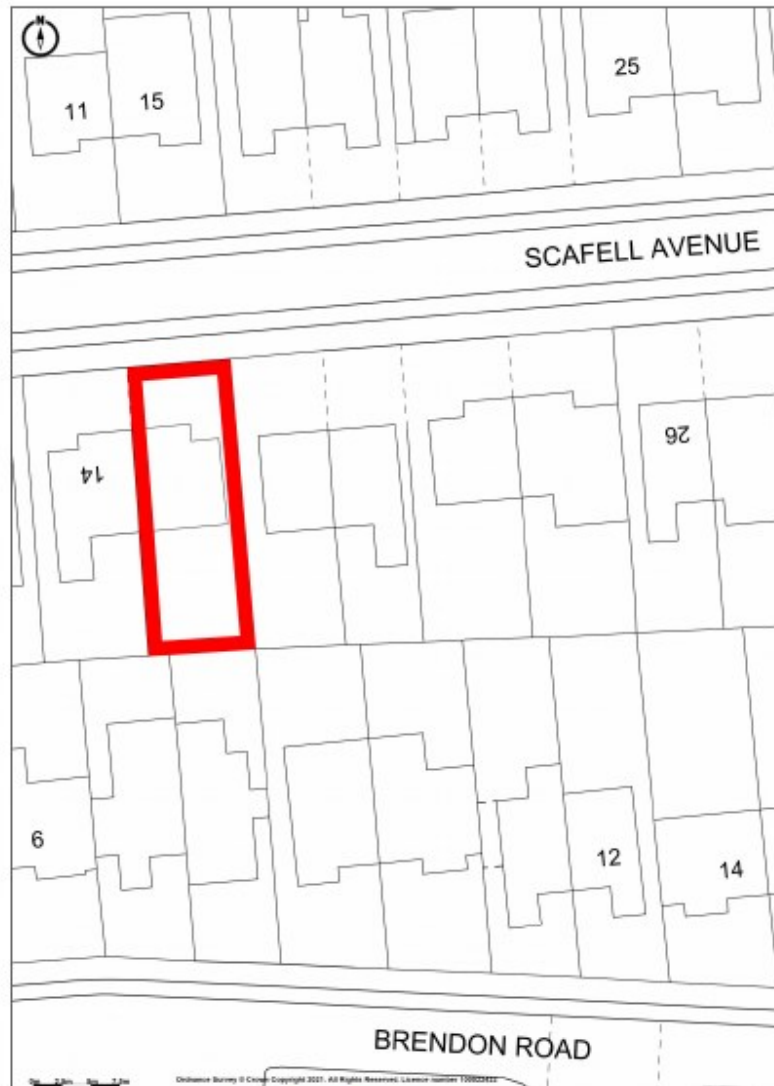
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



# SITE PLAN



**Promap**  
LANDMARK INFORMATION

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Subject to Survey



# LOCATION PLAN



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:25000. Paper Size - A4

## FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

### IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

Nov 2021

FLOOR PLAN

Ground Floor



First Floor

