



## SALES PARTICULARS APPROVAL FORM

**Address: 25 Markham Avenue, Bournemouth, Dorset, BH10 7HL**

**Seller: Mr Robert Henry Coalter, Mrs Mary Eleanor Coalter**

**Sales Particulars Draft Number: 1**

I confirm that I have read the details relating to my property and to the best of my knowledge, they contain no errors or material misrepresentations.

I further agree that all items, as stated on the details, are included in the sale, in working order, at the price quoted.

I will undertake to notify you immediately should there be any change in details, inclusions, or to the working order of anything with the property prior to exchange of contracts.

Should there be any documents for you to copy and place on your file, I enclose those as listed below e.g. Planning Permission, Buildings Regulations, Guarantee Certificates and Receipts for works carried out.

Signed by: Mr Robert Henry Coalter and Mrs Mary Eleanor Coalter  
C5CF7C984EB145F...

Date: 28 April 2026 | 13:24 BST

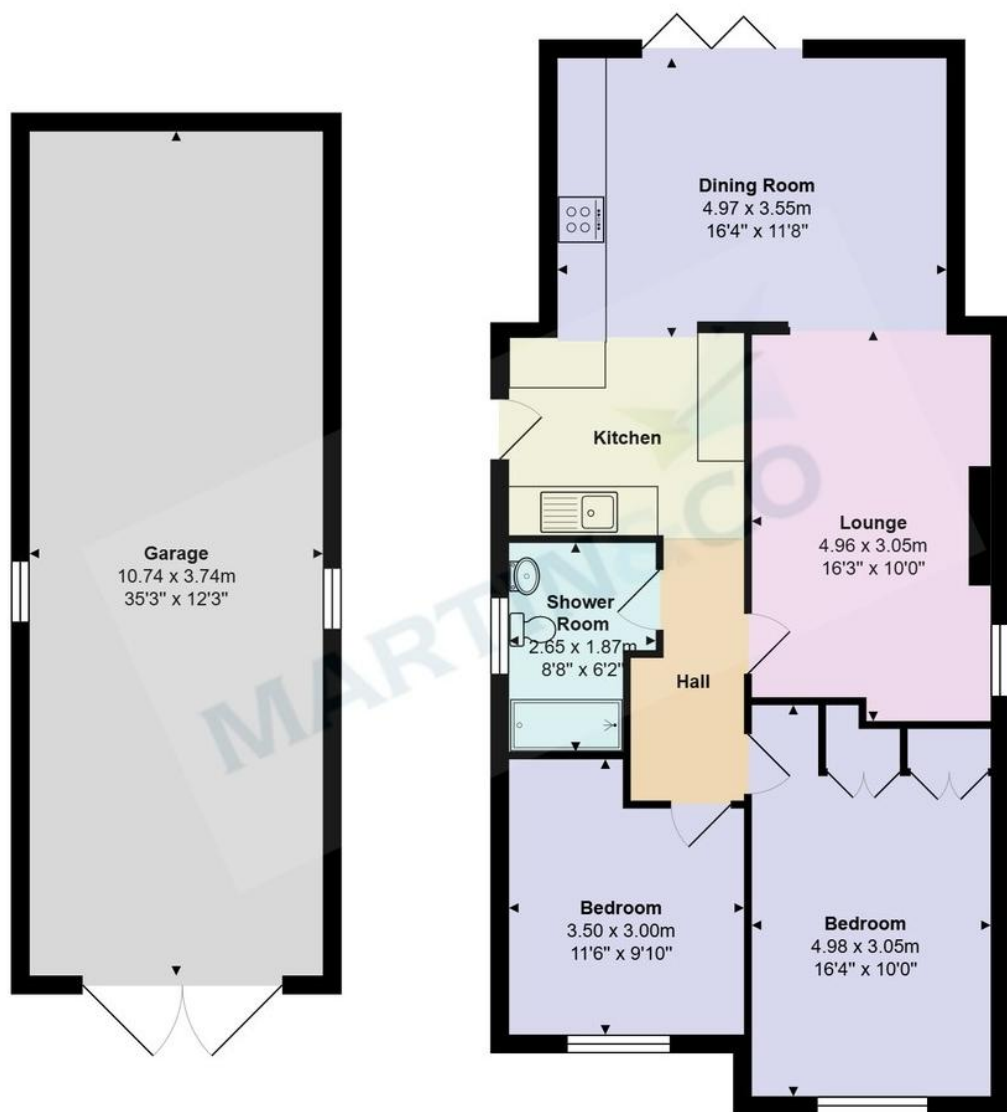
Documents enclosed: Sales Brochure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Martin & Co Bournemouth**  
192 Seabourne Road • Bournemouth  
Dorset • BH5 2JB  
01202 559922  
bournemouth@martinco.com  
bournemouth.martinco.com

DS  
*PS*



# Property Location Northbourne



Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> (excl. Garage)

All measurements are approximate and for display purposes only

Initial  
*MRHAMMEL*



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Markham Avenue, Bournemouth

### Offers Over £400,000

Initial  
*MRHAMMEL*

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com> **MARTIN&CO**



Modern Throughout

Northbourne Location

Two Reception Rooms

Double Garage

Driveway For Multiple Vehicles

South-West Facing Garden

Council Tax Band C

Ideal Family Home

Potential For Extension (STPP)

Great School Catchment



### Why you'll like it

A well-presented two-bedroom detached bungalow, ideally situated in the ever-popular area of Northbourne, offering modern living, generous outdoor space, and excellent versatility.

Occupying a substantial corner plot, the property benefits from ample off-road parking via a spacious driveway accommodating multiple vehicles, along with a sizeable brick-built double garage complete with power and lighting-ideal for storage, a workshop, or additional parking.

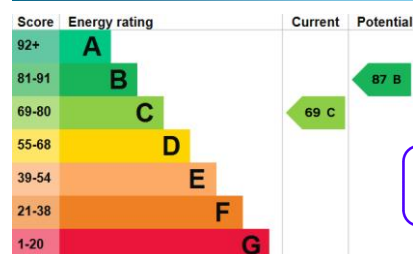
Internally, the home is bright and thoughtfully laid out. The spacious lounge enjoys dual-aspect windows, allowing natural light to flood the room and create a welcoming atmosphere. A contemporary fitted kitchen features integrated appliances and sleek finishes, while the adjoining dining room provides an ideal space for family meals or entertaining guests. A conservatory adds further living space, offering lovely views over the garden and direct access outside-perfect for relaxing year-round.

There are two well-proportioned double bedrooms, including a generous principal bedroom with fitted wardrobes. The stylish bathroom has been updated with a modern suite, including a rainfall shower for a touch of luxury.

Externally, the standout feature is the impressive south-west facing rear garden, which is mainly laid to lawn with established shrub borders, creating a private and sunny outdoor retreat-ideal for families, gardening enthusiasts, or entertaining.

Conveniently located close to local amenities, reputable schools, leisure facilities, and green spaces, this property offers a perfect blend of comfort, space, and location.

Agent's Note's:  
Freehold  
Tax Band C  
EPC: C



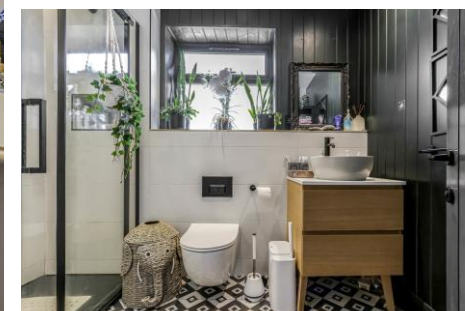
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: 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 check the position for you, especially if you are contemplating travelling some distance to view the property.

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

4. Services: 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 reports before finalising their offer to purchase.

5. 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 Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



## Certificate Of Completion

Envelope Id: 72B421A0-699F-4997-9B8C-0AA12AA5967F

Status: Completed

Subject: Please Sign Sales particulars for 25 Markham Avenue, Bournemouth, BH10 7HL

Source Envelope:

Document Pages: 3

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 5

Samantha Dempster

AutoNav: Enabled

192 Seabourne Road

Envelopeld Stamping: Enabled

Bournemouth, Dorset BH5 2JB

Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London

samantha.dempster@martinco.com

IP Address: 93.89.132.82

## Record Tracking

Status: Original

Holder: Samantha Dempster

Location: DocuSign

27 April 2026 | 15:36

samantha.dempster@martinco.com

## Signer Events

Mr Robert Henry Coalter and Mrs Mary Eleanor Coalter

henrym3.hc@gmail.com

Security Level: Email, Account Authentication (None)

## Signature

Signed by:  
  
C5CF7C984EB145F...

Signature Adoption: Pre-selected Style

Using IP Address:

2a0a:ef40:11f:ad01:2156:fb87:1e3e:47bf

## Timestamp

Sent: 27 April 2026 | 15:37

Viewed: 27 April 2026 | 15:52

Signed: 28 April 2026 | 13:24

### Electronic Record and Signature Disclosure:

Accepted: 27 April 2026 | 15:52

ID: ca57dac0-6b3e-4442-8062-6f88803f0286

Philip Skorochod

reply@rentalsbuy.com

Director

Martin & Co, Bournemouth

Security Level: Email, Account Authentication (None)

DS  


Sent: 27 April 2026 | 15:37

Viewed: 27 April 2026 | 15:49

Signed: 27 April 2026 | 15:49

Signature Adoption: Pre-selected Style

Using IP Address: 93.89.132.82

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Samantha Dempster

samantha.dempster@martinco.com

Sales Admin Manager

Martin & Co Bournemouth

Security Level: Email, Account Authentication (None)

**Completed**

Sent: 27 April 2026 | 15:37

Viewed: 27 April 2026 | 15:38

Signed: 27 April 2026 | 15:38

Using IP Address: 93.89.132.82

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	27 April 2026   15:37
Certified Delivered	Security Checked	27 April 2026   15:38
Signing Complete	Security Checked	27 April 2026   15:38
Completed	Security Checked	28 April 2026   13:24

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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**Required hardware and software**

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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