

Copeland Drive,
Whitecliff, Poole BH14 8NP

£550,000 Freehold





Property Summary

A well-presented three-bedroom mid-terrace Georgian style residence with a beautifully landscaped south-facing garden. Perfectly positioned at the head of Copeland Drive near Whitecliff Harbourside Park.



Key Features

- Mid-terrace Georgian style home
- Well-presented throughout
- Open plan lounge
- Separate dining room
- Modern fitted kitchen
- Separate ground floor WC
- Three spacious bedrooms, all with fitted wardrobes
- Modern family bath/shower room
- Garage
- Beautifully landscaped south-facing rear garden



About the Property

A well-presented three-bedroom mid-terrace Georgian style home, situated in the ever popular development of Copeland Drive, within easy walking distance to Whitecliff Harbourside Park and Parkstone Marina, benefitting from favoured school catchment.

A grand solid wood door opens into a spacious entrance hall with all principal rooms leading off. An open plan lounge with a feature bay window through to a dining room, with patio doors leading out to the south-facing rear garden, offers a flexible main living space which is ideal for relaxing and entertaining in.

A separate modern fitted kitchen offers a quality range of integrated appliances, also with direct access out to the beautifully landscaped rear garden, private patio sun terrace and additional dining opportunities. A cloakroom completes the accommodation at ground floor level.

Rising to the first floor, three spacious bedrooms all benefit from fitted wardrobes and are served by a modern family bath/shower room.

Externally, the beautifully landscaped level rear garden is a real key feature, enjoying a private patio area, pathway and established borders along with a defined dining space and rear gate leading to an allocated garage.

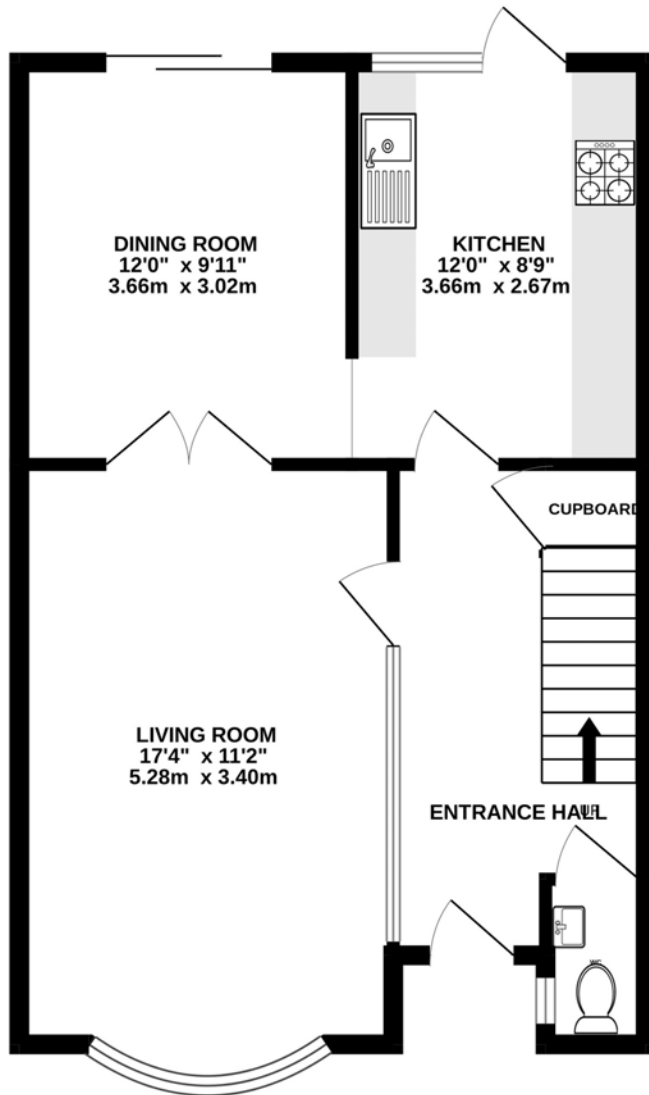
Maintenance charge: Year end 2024 £480 per annum to include maintenance of all common parts, lawns, paths and painting of doors, balustrades and guttering, front and back every four years.

Tenure: Freehold

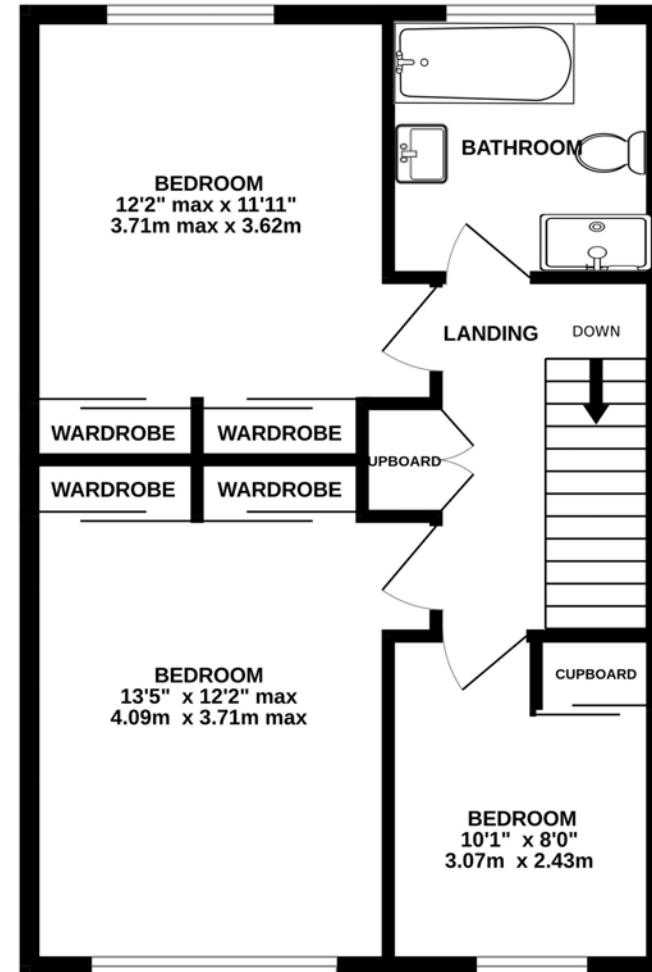
Council Tax Band: E



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About the Location

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and local shops and amenities at Whitecliff, with excellent communications to the town centres of Poole and Bournemouth. Lilliput village is situated nearby, which is home to Salterns Marina and a variety of shops including a Tesco Express and Co-operative, a patisserie and restaurant and amenities, such as a chemist, off licence, doctor's surgery and Lilliput First School.

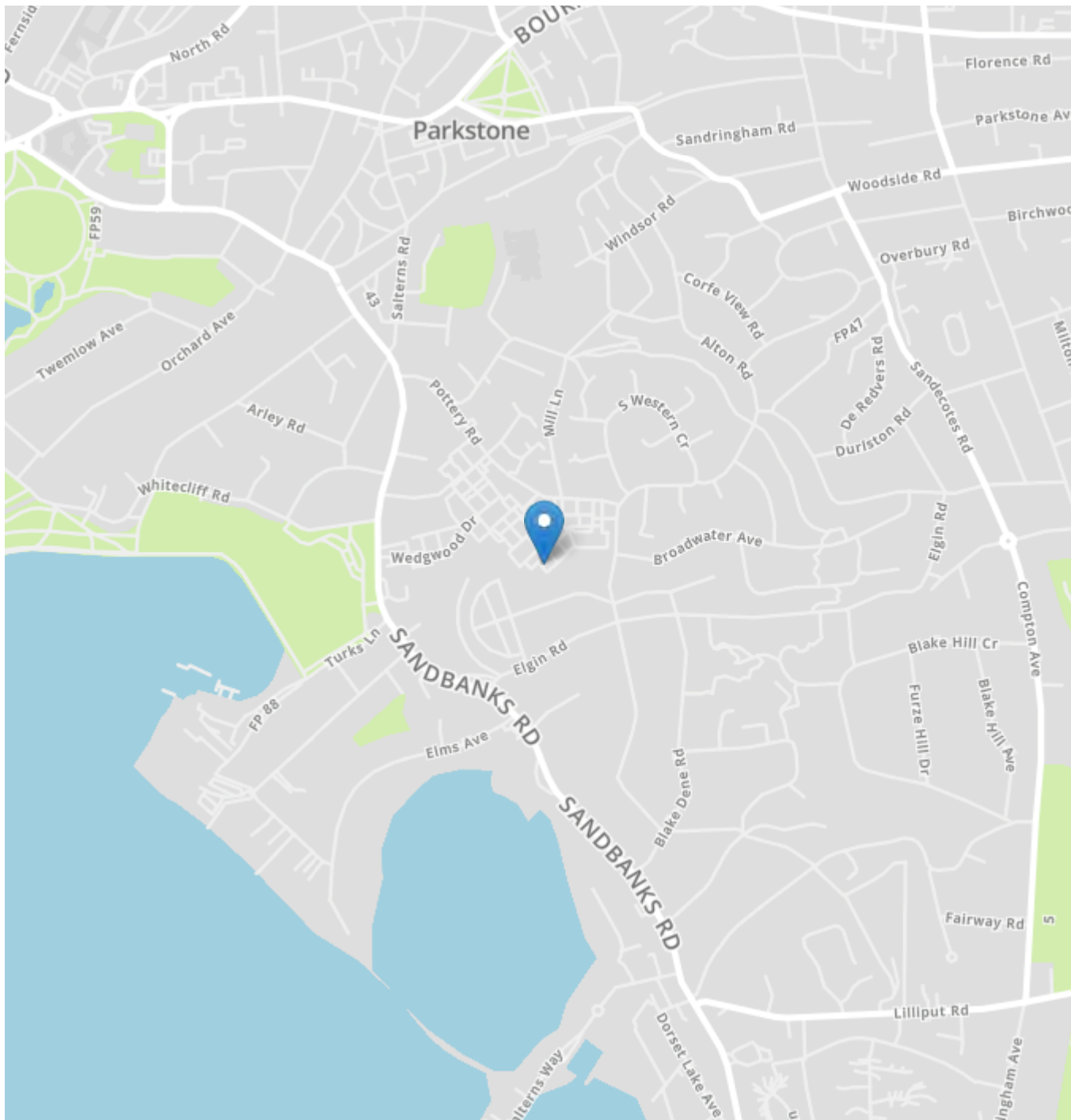


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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