



HEARNES

WHERE SERVICE COUNTS



A superbly presented four double bedroom detached house located in a cul de sac within the highly sought after Talbot Village location providing easy access to both Bournemouth and Poole Town Centres. The property has been superbly maintained and updated by the current owners and features three reception rooms, two modern bath/shower rooms, a private garden and detached garage.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, opens into a living room overlooking the front aspect. Double doors open to a separate dining room overlooking and providing access to the rear garden. A modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a comprehensive range of kitchen appliances. A further reception room, currently utilised as an additional living room and WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms all of which are double in size with the impressive master bedroom featuring fitted wardrobes and an en suite shower room. A further, high specification, shower room completes the accommodation.

The property is positioned within a cul de sac with a private, sunny aspect rear garden being mainly laid to lawn and leading to a detached garage. There is off road parking for two vehicles.

**EPC RATING: C**

**COUNCIL TAX BAND: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



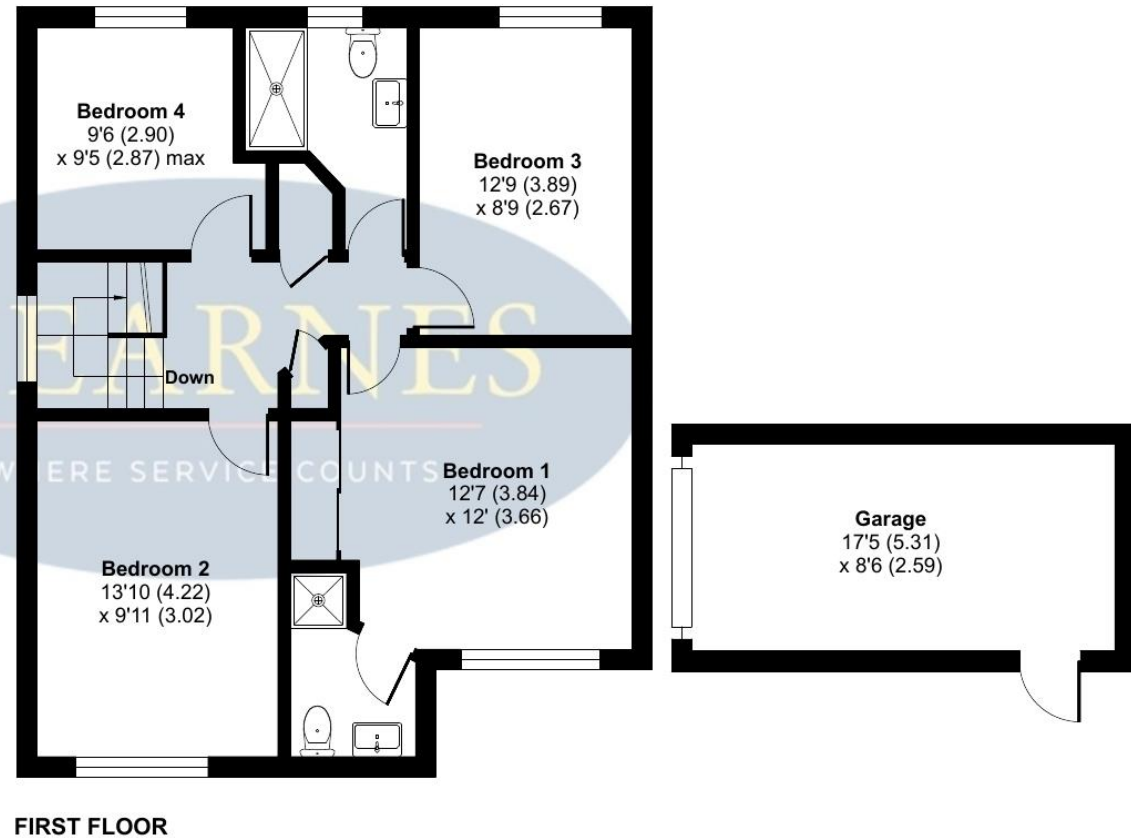
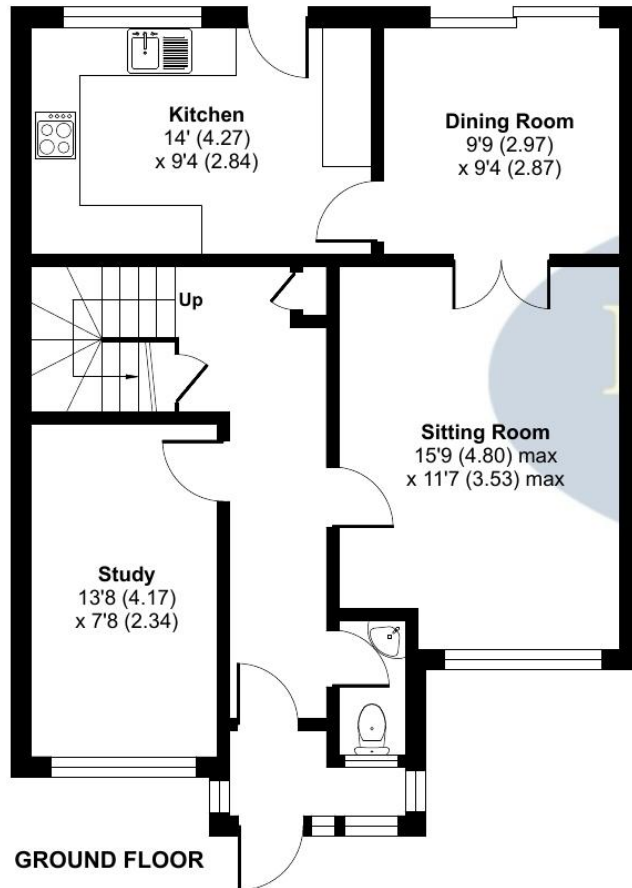
# Isaacs Close, Poole, BH12

Approximate Area = 1402 sq ft / 130.2 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1550 sq ft / 144 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnes Bournemouth Estates Ltd. REF: 1020054

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