



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented three double bedroom home located in the highly sought after Talbot Woods location within easy reach of Bournemouth Town Centre, main transport links and popular West Hants Tennis and Leisure Club. The property has been superbly maintained and updated by the current owners and features an impressive open plan kitchen/dining/living area, luxury ground floor shower room along with a private ,sunny aspect rear garden, garage and ample off road parking.

On entering the property a useful entrance porch provides an ideal storage area along with integral access to the garage whilst also leading into a bright and spacious hallway with beautiful, original parquet flooring running throughout the hallway, living room and kitchen area. A superbly appointed living room offers a pleasant dual aspect outlook over the front aspect. A particular feature of the property is the impressive and spacious open plan kitchen/dining/living area overlooking and providing access to the rear garden. The kitchen offers ample floor mounted units finished with a matching work surface and range of open shelving. The ground floor accommodation is complete with two double bedrooms and a luxury shower room comprising a WC, wash hand basin and large walk in shower.

Situated on the first floor is the property's remaining double bedroom featuring a large walk in wardrobe and en suite bathroom comprising a WC, wash hand basin, corner bath and separate shower enclosure.

Externally the property features a private, sunny aspect rear garden featuring a spacious raised decked seating area along with a large area laid to lawn finished with a range of established borders. To the front an attractive block paved driveway provides ample off road parking and leads to a garage.

**COUNCIL TAX BAND:E**

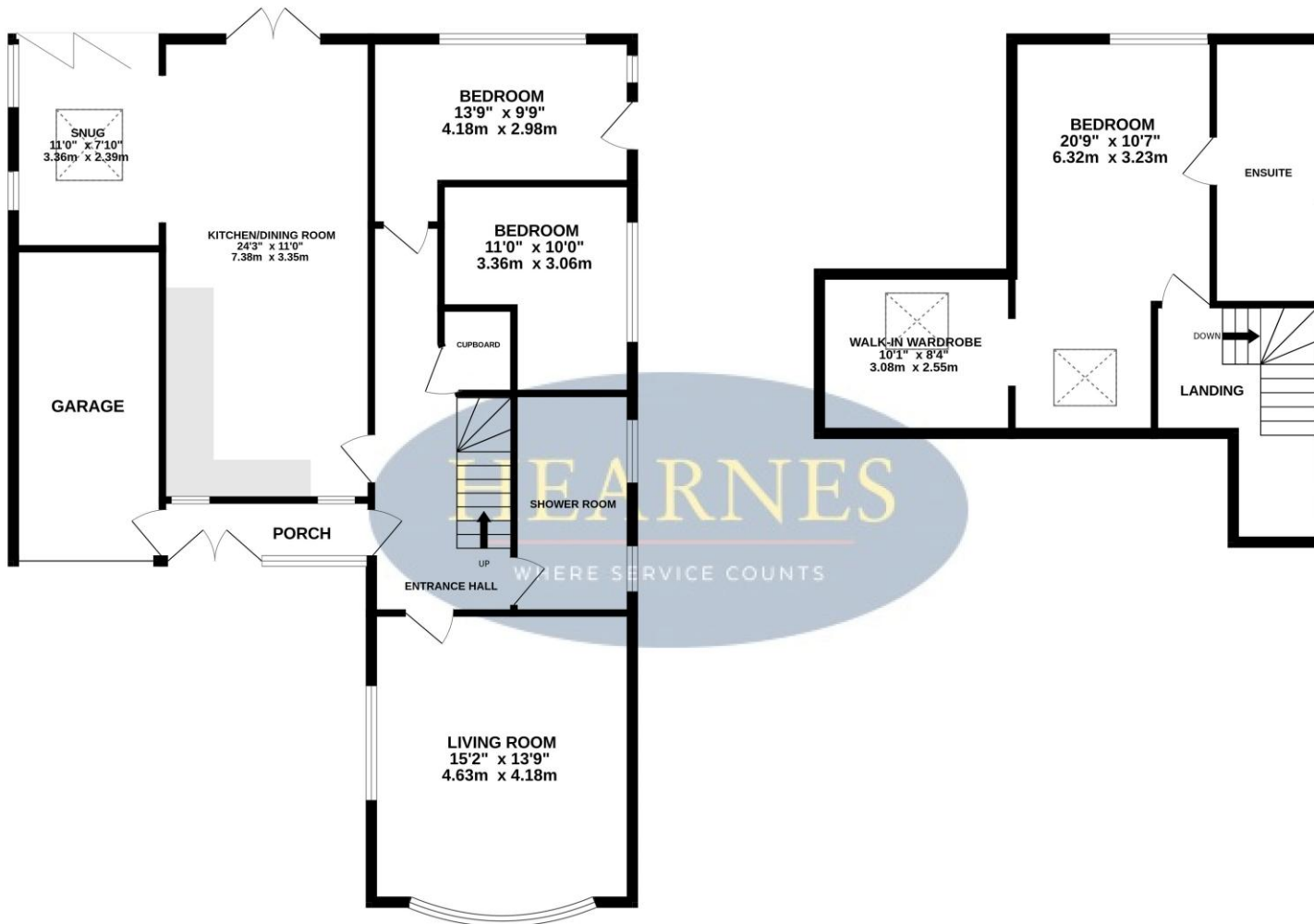
**EPC:E**

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.



GROUND FLOOR  
1164 sq.ft. (108.1 sq.m.) approx.

FIRST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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.

Made with Metropix ©2025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

