

FOR SALE

3 Copeland Drive, Whitecliff, Poole,
Dorset BH14 8NR



PHILIPPA SOLE



£535,000

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Pretty mock Georgian style in well maintained gardens

Recently refurbished throughout inc. new carpets to majority of accommodation

Single garage in block

Popular residential development

3 bedroom family home with low maintenance garden

Convenient location set back from the road

Two terraces with seating / dining options

Vendor suited

Council Tax Band E - £2625.02

Annual Service Charge: £470 p/a.

Freehold

About this property

Situated on a popular residential development within Baden-Powell School Catchment, this bright and spacious 3 bedroom, 2 reception home has been recently refurbished by the current owners who have happily lived here for more than 15 years.

The inviting living room, with a low bay window, captures the afternoon and evening sun and overlooks well-tended communal gardens. Double doors lead through to the dining room with sliding patio doors giving access onto a seating terrace and rear garden. The kitchen features contemporary units complemented by laminate worktops, integral dishwasher, gas hob and space for an American fridge freezer and washing machine. Useful storage for coats and shoes can be found in the large under stairs cupboard and modern downstairs cloak room. On the first floor are three bedrooms. The principal bedroom is spacious and features a wall of built in wardrobes and a large dressing table. The second bedroom has been designed in a contemporary fashion with a stylish headboard, built in bedside tables and matching wall hung side unit, and built in wardrobes providing plenty of well designed storage space. The third bedroom incorporates a deep built in wardrobe / storage cupboard, which sits over the stairs.

Outside, the garden has been designed for easy maintenance with a faux lawn. Two decked areas provide separate spaces for entertaining and sunbathing, depending on your mood or time of day. A rear gate gives convenient access onto a communal pathway. The property also benefits from a garage, which can be used for additional storage, as there is plenty of free street parking available at the front of the property.

Copeland Drive sits within well maintained grounds. Whilst the property is freehold it benefits from the use of the communal landscaped grounds, which are regularly maintained by gardeners. The occupants of Copland Drive contribute annually to a communal fund that maintains the gardens and the exterior pathways, and carries out any external paintwork of the garages ensuring the development is kept in excellent order for the residents.

Location

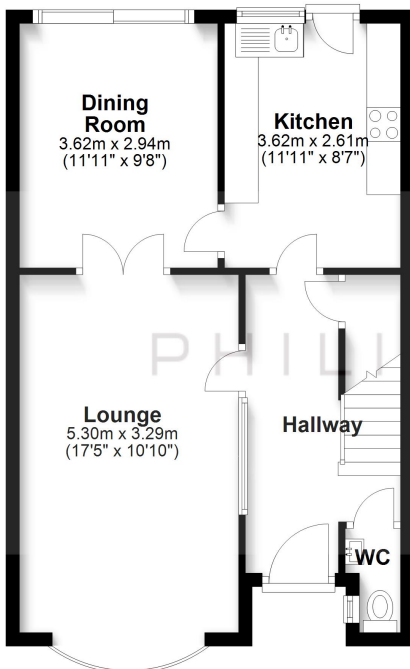
Located in a quiet cul-de-sac with footpaths through the development to the harbour front at Whitecliff Harbourside Park and popular South Deep restaurant at Parkstone Bay Marina. A selection of local shops can be found a few minutes walk away including an artisan butchers, Spar, coffee and surf shops. Ashley Cross offers an array of trendy restaurants, cafes and bars located around a pretty Victorian fountain and central green. Parkstone train station can be found here offering a direct line into London Waterloo in approximately 2 hours.





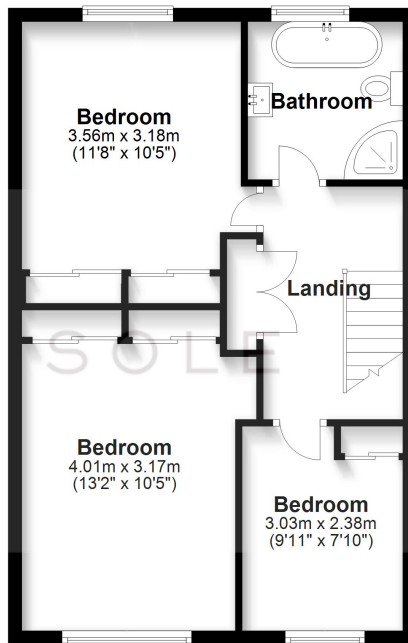
Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 100.6 sq. metres (1082.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

3 Copeland Drive, -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(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			

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