

TO LET

7 Elgin Road, Bournemouth, Dorset
BH4 9NL



PHILIPPA SOLE



£5,000 pcm

—

4 double bedrooms

Cinema Room

Open plan kitchen / dining / living

Weekly Cleaning

South facing garden

High quality fixtures and fittings throughout

BH4 9 Location

Talbot Woods location

Council Tax Band G - £3,579.59

About this property

Rent this stunning 4-bedroom luxury home in coveted Talbot Woods, Bournemouth. Fully furnished with top-tier amenities and utilities included.

This stunning property features four double bedrooms, offering ample space for a family or those who love to entertain guests. The master bedroom is a luxurious retreat, complete with an en-suite bathroom and a spacious dressing room, providing both comfort and convenience. The large dual aspect living room is perfect for relaxing with family or hosting gatherings, allowing plenty of natural light to flood the space.

For entertainment, there is a dedicated cinema room, ideal for movie and/or sports nights at home. Those who work from home will appreciate the well-appointed office, which offers a quiet and productive environment. The open-plan kitchen, dining, and social space is the heart of the home, designed for modern living with plenty of room for cooking, dining, and socializing.

The property also boasts a south-facing garden, perfect for enjoying sunny days and outdoor activities. The expansive hallway adds to the sense of space and grandeur as you enter the home. Outside, there is ample driveway space for multiple vehicles, ensuring convenience for residents and visitors alike.

For added security and peace of mind, the home is equipped with security cameras and a home alarm system. Additionally, a weekly cleaning service is available for just £50 per week, ensuring that the property remains in pristine condition. This home truly combines luxury, functionality, and security, making it an ideal choice for discerning renters.

This home comes on a fully furnished basis and is available to rent from 1st September 2024.

Location

This exquisite property is ideally situated near some of the finest amenities and attractions the area has to offer. It is just a stone's throw away from the prestigious Meyrick Park Golf Course and Health Club, providing residents with exceptional recreational opportunities. Fitness enthusiasts will also appreciate the proximity to The West Hants Club, renowned for its top-notch fitness and sports facilities. Transport links are excellent, ensuring smooth connectivity to surrounding areas and beyond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999