



Vivian Lodge, 47a Mount Pleasant Road, POOLE, Dorset BH15 1TN

£449,950 Freehold

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**** SIMPLY STUNNING **** This beautifully presented one of a kind gated home ideally situated yards from the scenic Poole Park with its boating lake, eateries and tennis courts. Poole Town centre with its array of shopping facilities and central transport links is also a short stroll away. The property has recently been remodelled to exacting standards and internal viewing is imperative to appreciate not only its fantastic location but also the luxurious living this hidden gem has to offer. The accommodation on offer comprises: 23' open plan lounge/diner with contemporary kitchen area, utility room, downstairs cloakroom, luxury shower rooms and a bespoke en-suite bathroom. Externally the property boasts a South Westerly aspect front garden with artificial lawn, and to the rear a further garden has a sun patio and lawned area. There is off road parking for numerous vehicles. Further features of this turnkey home include: wood burner to lounge area, roll top bath and UPVC double glazing. Longfleet Primary and Poole High School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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Lounge/Diner 17' 0" x 14' 1" (5.18m x 4.29m)

Kitchen Area 14' 1" x 6' 2" (4.29m x 1.88m)

Utility Room 7' 1" x 6' 5" (2.16m x 1.96m)

Bedroom Three 13' 8" x 8' 8" (4.17m x 2.64m)

Downstairs Cloakroom 7' 1" x 4' 9" (2.16m x 1.45m)

Landing Doors to

Bedroom One 15' 0" x 10' 11" (4.57m x 3.33m)

Bathroom 12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom Two 15' 9" x 8' 6" (4.80m x 2.59m)

Shower Room 10' 7" x 7' 7" (3.23m x 2.31m)

Gardens Front and Rear

Parking Off road parking for multiple vehicles

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.