



Sandbanks Road, Lilliput, Poole BH14 8LH



Property Summary

This charming three-bedroom detached house situated on Sandbanks Road is a perfect family home available for immediate occupation, pets permitted. Whether being close to local amenities, near the water, in school catchment areas, or easy transport links is your priority, this property could be the one for you.



Key Features

- Three bedrooms
- Bright conservatory
- Large lounge/dining room
- Private garden
- Walking distance to Lilliput Village and Salterns Marina
- Ample off-road parking
- Great transport links
- School catchment for Lilliput and Baden Powell
- Additional storage space



About the Property

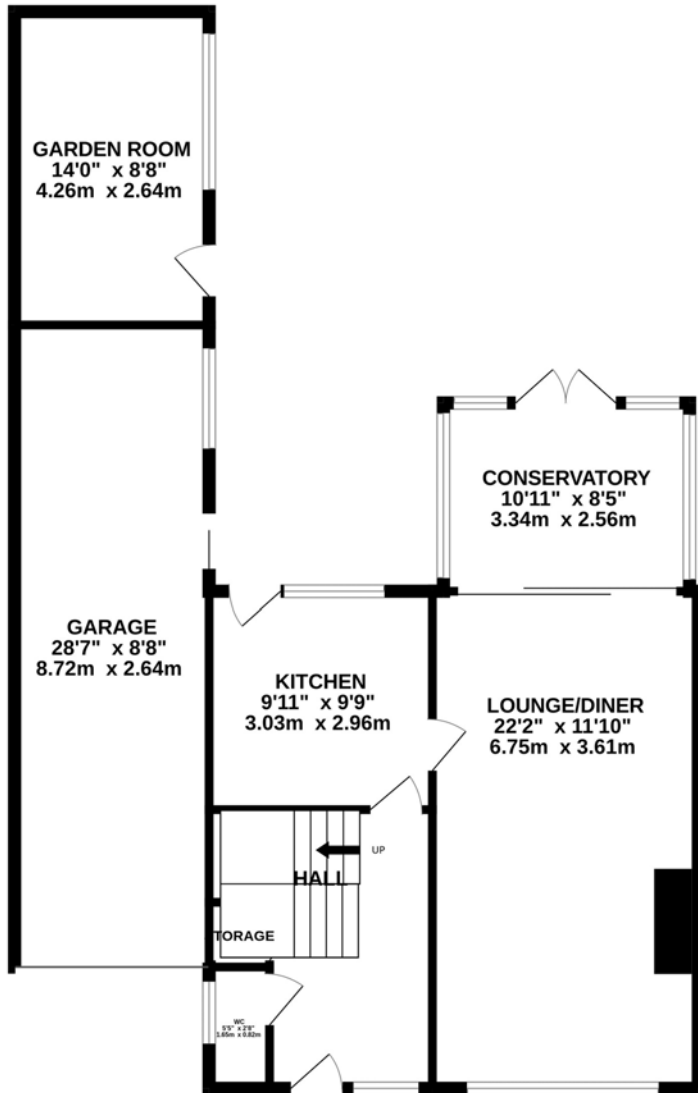
As you enter, you're greeted by a welcoming entrance hall with a cloakroom and convenient storage cupboard. The spacious lounge/diner is perfect for families and entertaining guests flowing into a bright conservatory that opens up to the large private garden – perfect for those sunny days.

The outdoor space is complemented by a garden room, accessible from the garden itself, providing additional storage. Upstairs, you'll find three well-proportioned bedrooms, two doubles that offer plenty of space and a further third single bedroom ideal for children or a home office. The family bathroom serves the upstairs well, making it convenient for all.

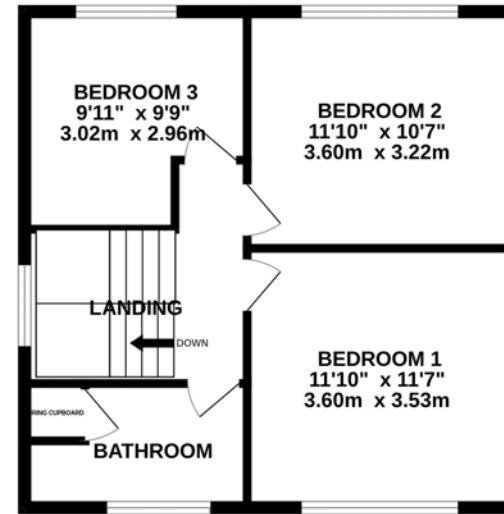
This property is available for a long-let and can be offered unfurnished, part-furnished or furnished to suit your needs. With a driveway that benefits from ample off-road parking and the property offering gas central heating, this home is perfect for a family looking for a property close to local amenities, school, the beach and the town centre. Another bonus is pets are welcome, making it a great choice for animal lovers. Please note the garage will be retained for the landlords use only. Don't miss out on this fantastic opportunity to make this house your home.



GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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.



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.

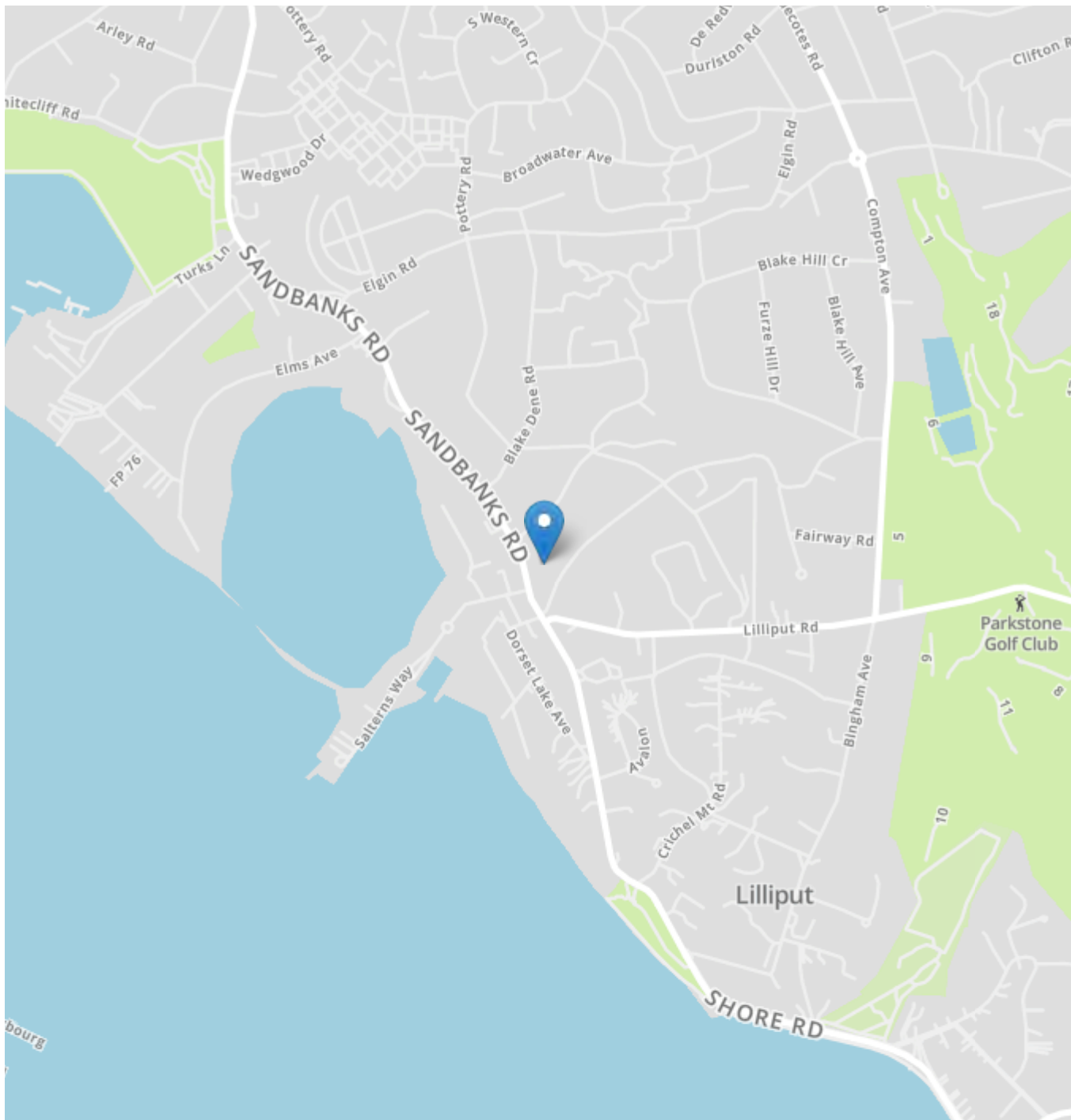



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Mays Lettings

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