



Austin Avenue, Poole, Dorset, BH14 8HE



Property Summary

We are delighted to offer this beautifully presented three-bedroom detached bungalow to rent, ideally situated in the heart of Lilliput. Perfectly placed for easy access to local shops, restaurants, and everyday amenities, the property also lies within popular school catchment areas, making it a fantastic choice for families. Combining a sought-after location with stylish and spacious interiors, this home is available for a long-term tenancy.



Key Features

- Three bedroom bungalow
- Unfurnished
- Modern bathroom with shower
- Kitchen with integrated appliances
- Impressive kitchen, dining and lifestyle room
- South facing garden
- Driveway providing ample parking and detached garage
- School catchment for Lilliput and Baden Powell
- Two double bedrooms and one single bedroom
- Newly decorated throughout



About the Property

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Upon entering the property, you are welcomed by a generous reception hall, offering access to all principal rooms. There are two well-proportioned double bedrooms, including a master with a charming bay window and built-in wardrobes, as well as a single bedroom which could also be used as a study. The family bathroom is fitted with a modern shower, sink and WC as well as a separate cloakroom with separate WC. The standout feature of the home is the impressive open-plan kitchen/dining area with a part vaulted ceiling and Velux windows, creating a bright, airy feel. The kitchen has all integrated appliances such as a fridge/freezer, washing machine, dishwasher, oven and has hob. This space flows into the carpeted living area, with double doors opening onto the garden terrace.

Outside, the south-facing rear garden is beautifully landscaped and designed for both relaxation and entertaining. It features a spacious decked seating area and a garden workshop/summer house. A detached garage with an electric door provides excellent storage or secure parking. The property also benefits from driveway, further on road parking and gas central heating. This is a rare opportunity to rent a high-quality bungalow in a prime Lilliput location.

Council Tax Band: E

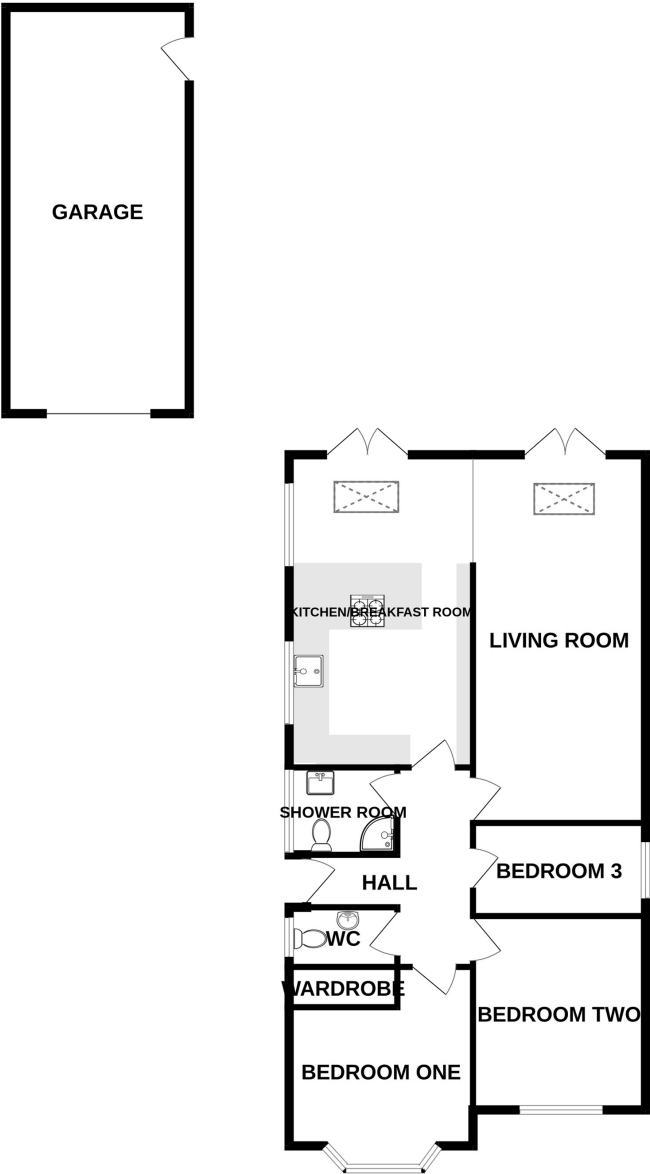
Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

Mays Residential Lettings are members of ARLA Propertymark.

GROUND FLOOR
1284 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.2 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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About the Location

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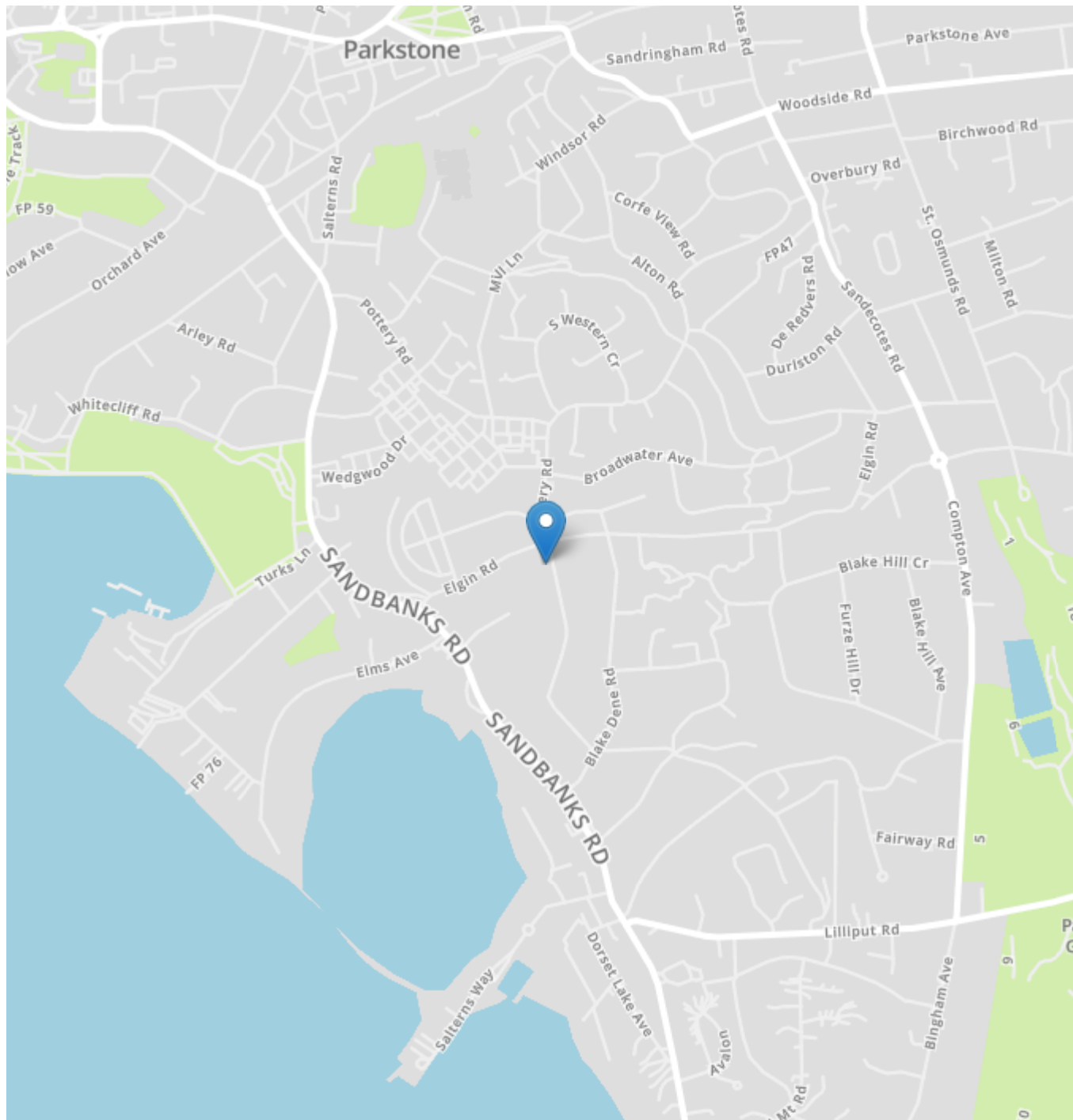


About Mays

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		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

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