

Barbers Wharf
Poole Quay, Poole BH15 1ZB

Offers in the region of £500,000 Freehold





Property Summary

An immaculately presented four bedroom town house perfectly situated in a quiet gated development just moments from Poole Old Town and Quay. Offering flexible accommodation, private courtyard, garage and an additional car port.



Key Features

- Substantial four bedroom townhouse
- Near Poole Old Town and Quay
- Flexible accommodation over three levels
- Spacious lounge & dining room
- Quality fitted kitchen
- Three/four bedrooms
- Main bedroom with shower en-suite
- Modern bathroom
- Courtyard garden & Juliet balcony
- Private garage & separate carport



About the Property

An immaculately presented four bedroom townhouse brought to market in the beautiful gated development of Barbers Wharf bordering Poole Old Town and Poole Quay. This well-presented property is set over three floors offering flexible accommodation to include four bedrooms, two/three reception rooms, an en-suite shower room, separate WC, modern family bathroom and private garage.

When entering the property you are welcomed into a large hallway, housing a storage cupboard and modern WC. A ground floor reception room is ideal as a snug, additional bedroom, or workspace which opens onto a private courtyard.

Rising to the first floor, a spacious lounge with a beautiful feature fireplace offers French doors onto a Juliet balcony. This room can also accommodate a dining room table. A high specification fitted kitchen can be found across the hall with a range of base and wall mounted units with stone worktop. A good sized open-plan dining room leads from the kitchen via an archway. The main bedroom and en-suite shower room can be found on the second floor, along with two further bedrooms with fitted wardrobes. A modern family bathroom completes the accommodation.

Externally, the property offers a private garage with power and an additional car port.

Barbers Wharf is a well-maintained and traditionally-styled development. The communal parts are immaculately kept, with an attractive courtyard garden area and cobbled driveways with electric gates for security.

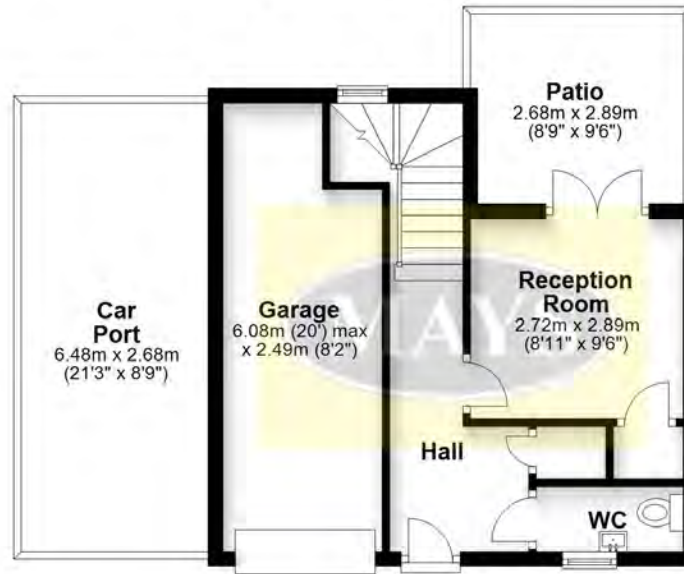
Tenure: Freehold Council Tax Band: E

Annual maintenance charge : Approximately £600 per annum



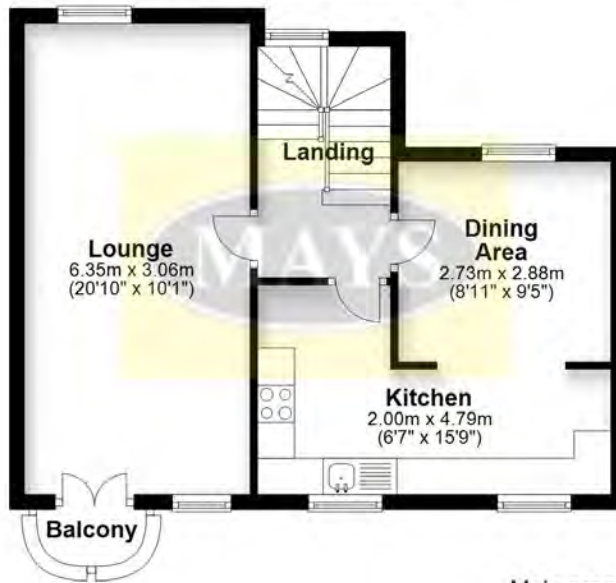
Ground Floor

Main area: approx. 20.4 sq. metres (219.8 sq. feet)
 Plus garages, approx. 31.5 sq. metres (339.5 sq. feet)
 Plus patio, approx. 7.6 sq. metres (81.6 sq. feet)



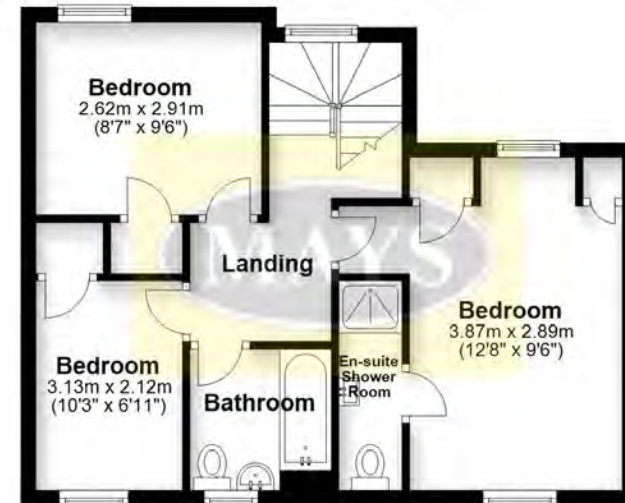
First Floor

Main area: approx. 44.5 sq. metres (479.3 sq. feet)
 Plus balconies, approx. 1.4 sq. metres (14.8 sq. feet)



Second Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Main area: Approx. 109.9 sq. metres (1183.3 sq. feet)

Plus garages, approx. 31.5 sq. metres (339.5 sq. feet)
 Plus balconies, approx. 1.4 sq. metres (14.8 sq. feet)
 Plus patio, approx. 7.6 sq. metres (81.6 sq. feet)



About the Location

Situated in close proximity to Poole High Street with its' numerous shops, cafes and public houses, new owners will enjoy a variety of shopping options, walks along nearby Poole Quay or dining at one of the many cafes, restaurants or public houses on offer. Poole train station is within half a mile, offering excellent commuting links including London at approximately two hours.

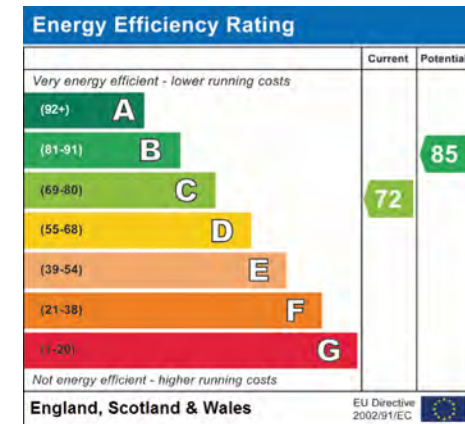
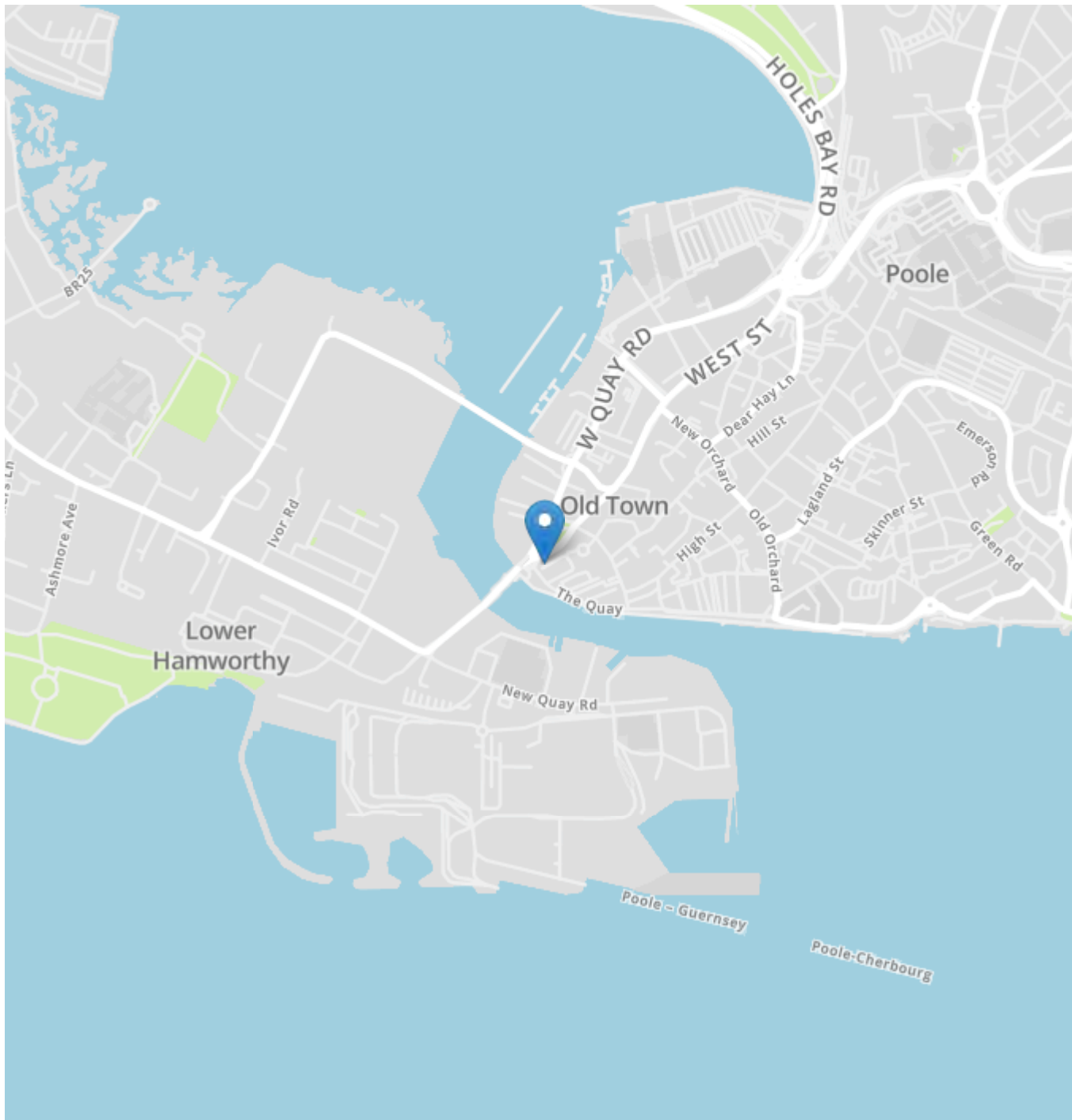


About Mays

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 clients homes for more than 25 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 nearly 30 years.



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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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