

TO LET

3 Farcroft Road, Parkstone, Poole,
Dorset BH12 3BQ



PHILIPPA SOLE



£1,700 pcm

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Three bedrooms, 3 bath/shower rooms

Open-plan kitchen / living / dining

Off-road parking

Separate lounge

Close to transport links & local amenities

South-west facing enclosed private garden

Converted garage annex with ensuite

Council tax band C - £1820.65

About this property

The property is approached by a paved driveway offering ample car parking, which extends to the side and leads to a good sized detached brick-built garage that has been converted into a spacious home office / studio. This annex offers an excellent opportunity for a variety of uses and could also be used as a standalone bedroom suite due to benefitting from a new ensuite shower room.

Stepping into the hallway, you are greeted by a fresh and refurbished modern home. The ground floor living accommodation is classically laid out with a large bright reception room to the front of the house. Neutrally decorated, it is ideal for its new owners to make it their own. To the rear of the ground floor is a light and airy open-plan kitchen with dining and living areas. A flat lantern roof draws natural light in all day long. The contemporary kitchen is fully fitted with white gloss units and lovely stone worktops all complemented by oversize floor tiles. There are integrated appliances including an American fridge/freezer, Bosch dishwasher, oven, hob and extractor; with a washing machine and dryer located separately to create a utility zone. From the kitchen, there is a side access door onto the driveway, which conveniently leads to the rear annex / home office and around to a sunny walled garden. Mainly laid to lawn with a paved patio area to the rear of the house, which is perfect for outside dining. There is an additional zone to the rear of the garden that could be easily turned into a vegetable garden or an alternative entertaining space to enjoy the evening sun.

Returning inside, a staircase leads from the entrance hallway up to the first floor, where you will find 3 bedrooms. Two of the rooms are good sized double bedrooms featuring ornate period cast iron fireplaces, fully fitted new carpets and modern décor. The slightly smaller third bedroom is also a good size perfect to use as an office or a smaller child's bedroom. Finally, there is a modern fully tiled family shower room with Raki fittings and vanity unit plus WC. A superbly convenient location coupled with versatility, for a growing or expanding family's needs, this is a great house for the money and an opportunity to jump at.

Location

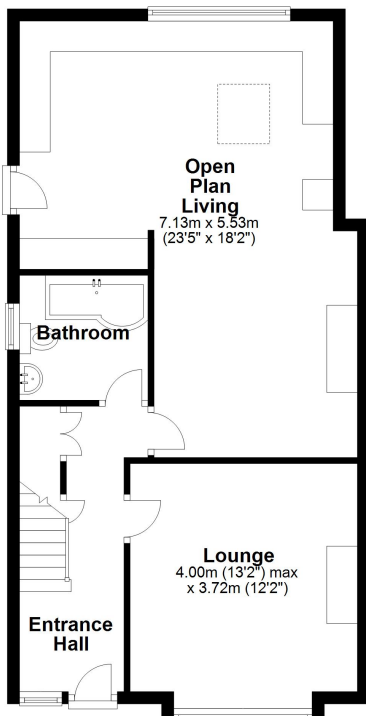
Located in a quiet road close to Constitution Hill View Point in Parkstone. Uppleby Play Park and Haskells Recreation Ground are within easy reach, as are all the amenities and shops, including Waitrose, and bus routes on Ashley Road. For daylife and nightlife, the cafes, pubs and restaurants of Ashley Cross Green are approx. 1km / 20mins walk away. The train stations at Parkstone and Branksome are equidistance away with direct trains into London via Southampton calling at the major towns in between.





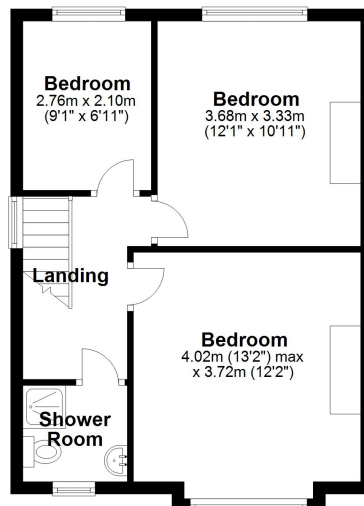
Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 101.9 sq. metres (1097.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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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