

FOR SALE

5 Copeland Drive, Whitecliff, Poole
BH14 8NR



PHILIPPA SOLE



£499,950

3 bedroom

Family bathroom with shower and bath

Easy maintenance garden

Garage in block

Lounge, separate dining room

Walking distance to Whitecliff Park

Attractive end of terrace home.

No forward chain

Council Tax Band E - £2625.02

£470 PA to include communal gardening & exterior painting.

Freehold

About this property

This attractive 3 bedroom end of terrace house, offering well planned accommodation with an oversized entrance hall, lounge and separate dining room, located in popular development with a garage and level garden, within walking distance of Whitecliff Park, and local shops.

A well maintained three bedroom end of terrace house, located in a quiet position on the edge of Copeland Drive overlooking the communal grounds on the popular Copeland Drive development. The property has been well maintained by the current owners, but offers the scope to create open-plan accommodation on the ground floor. The property is located within a level walk of the local shops and park at Whitecliff and benefits from a garage in a block. The large entrance hall gives an immediate feeling of space. On the ground floor is a large lounge with a bay window and glazed doors leading to the dining room which overlooks the rear garden. From the dining room, a door provides access to the kitchen which in turn leads back to the hall. The modern kitchen houses a range of integral and free standing appliances. On the first floor are two good-sized bedrooms, both with fitted wardrobes, a family bathroom with Aqualisa Shower and separate bath, bedroom three also has integrated wardrobes. On the landing is a large storage/airing cupboard. Outside is a garage in a block with an up-and-over door. The attractive garden is walled with a gate, giving access to the rear and storage shed. Maintenance is £360 per annum, which includes maintenance of all the communal gardening and painting of the external wood work and garage doors every 5 years.

Location

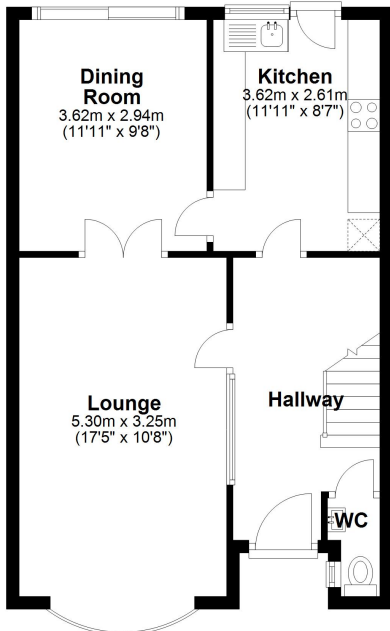
Located in a quiet park behind Copeland drive, yet within easy access to on-road parking on Pottery Road. Number 5 occupies an enviable position being end of terrace and overlooking the well maintained communal gardens. Both Lilliput and Baden Powell schools are within close walking distance as well as Whitecliff Park, the local shops of Whitecliff and an array of bars and restaurants in Ashley Cross. Also within walking distance is Parkstone train station giving direct access to London in under 2 hours.





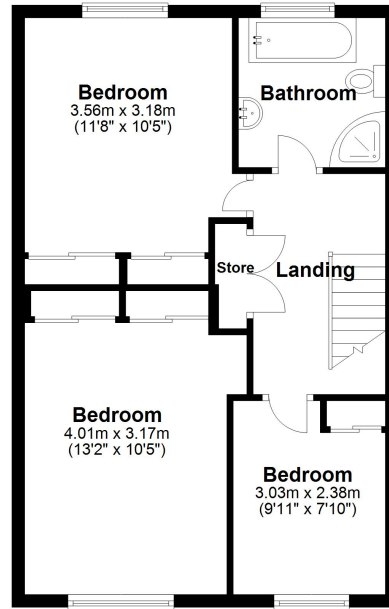
Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



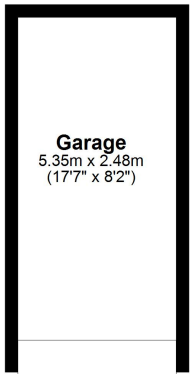
First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Outbuilding

Approx. 13.3 sq. metres (142.8 sq. feet)



Total area: approx. 113.7 sq. metres (1223.7 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+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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