



HEARNES
WHERE SERVICE COUNTS

A delightful and particularly private 4 double bedroom detached home in an elevated setting of Talbot Woods. The Bournemouth Gardens which run from Coy Pond to the sea are approximately 500 yards away, and the town centre is within a 1.5 mile distance.

The ground floor comprises of a spacious entrance hall with parquet flooring, 2 reception rooms, a kitchen/breakfast room and under-stairs cloakroom/WC. The property benefits from a wealth of charm to include original wood block flooring to the principle rooms and leaded light windows. From the house, the garden is accessed by French doors from the sitting room and double patio doors from the kitchen. 4 double bedrooms and a family bathroom occupy the first floor.

Externally, the property is rather attractive with secluded gardens in a wonderful, wooded backdrop. The home is near to Talbot Heath Junior School entrance, with the house's gardens backing onto the school's woods. There is potential for further improvements, which would only add to the charm of this property.

The home is currently vacant with no chain.

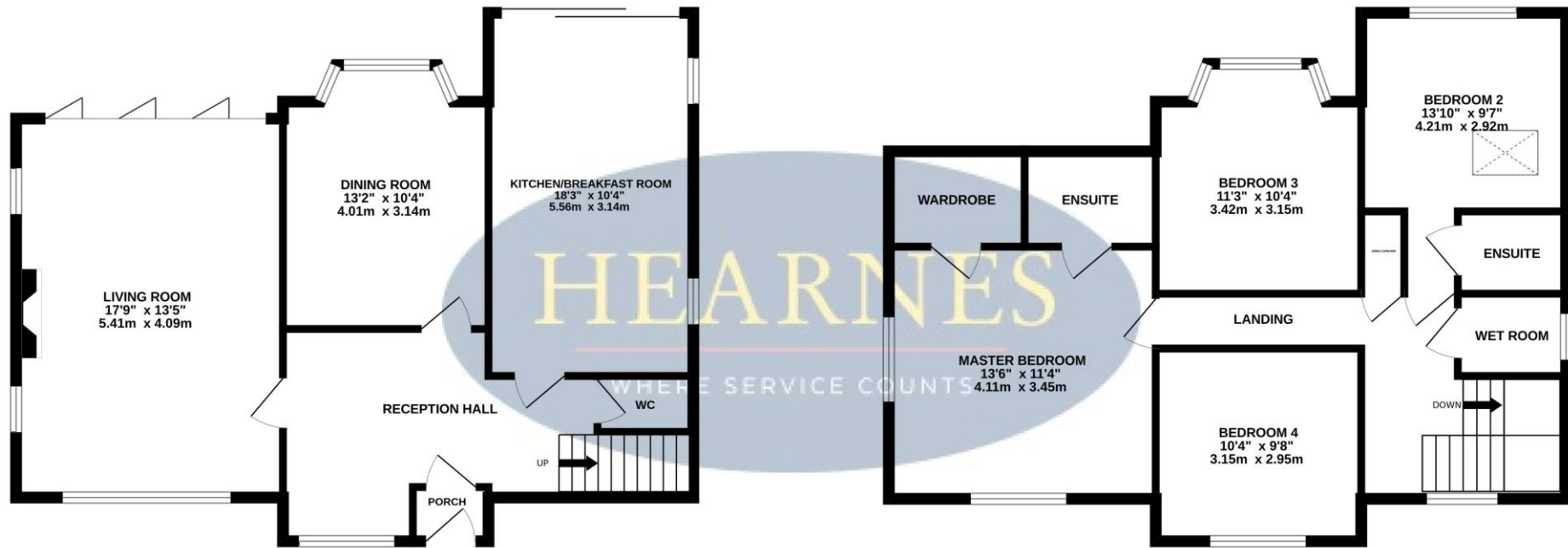
COUNCIL TAX BAND: F EPC: E



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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