



**HEARNES**

WHERE SERVICE COUNTS

**Isaacs Close, Talbot Village, Poole,  
Dorset, BH12 5HE**



# Isaacs Close, Talbot Village, Poole, Dorset, BH12 5HE

## FREEHOLD

A spacious four bedroom detached house located in the sought after Talbot Village location within easy reach of Bournemouth and Poole Town Centres whilst also benefiting from a wooded back drop, approved planning permission for an open plan ground floor extension (further details available upon request) and available with no forward chain. The property benefits from two reception rooms, two bath/shower rooms, conservatory, garage and off road parking.

On entering the property a welcoming entrance hall leads into a living room which overlooks the front aspect. Double doors, from the living room, open into a separate dining room which in turn leads to a conservatory offering a pleasant outlook and access to the rear garden. A spacious kitchen/breakfast room, also overlooking the rear aspect, offers ample floor and wall mounted units, finished with a matching work surface and utility area. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, with the master bedroom featuring fitted wardrobes and a modern fitted en suite bathroom. Completing the accommodation is a modern fitted family bathroom.

Externally the property benefits from a private rear garden offering a pleasant wooded backdrop whilst being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front a driveway provides off road parking and leads to a garage.

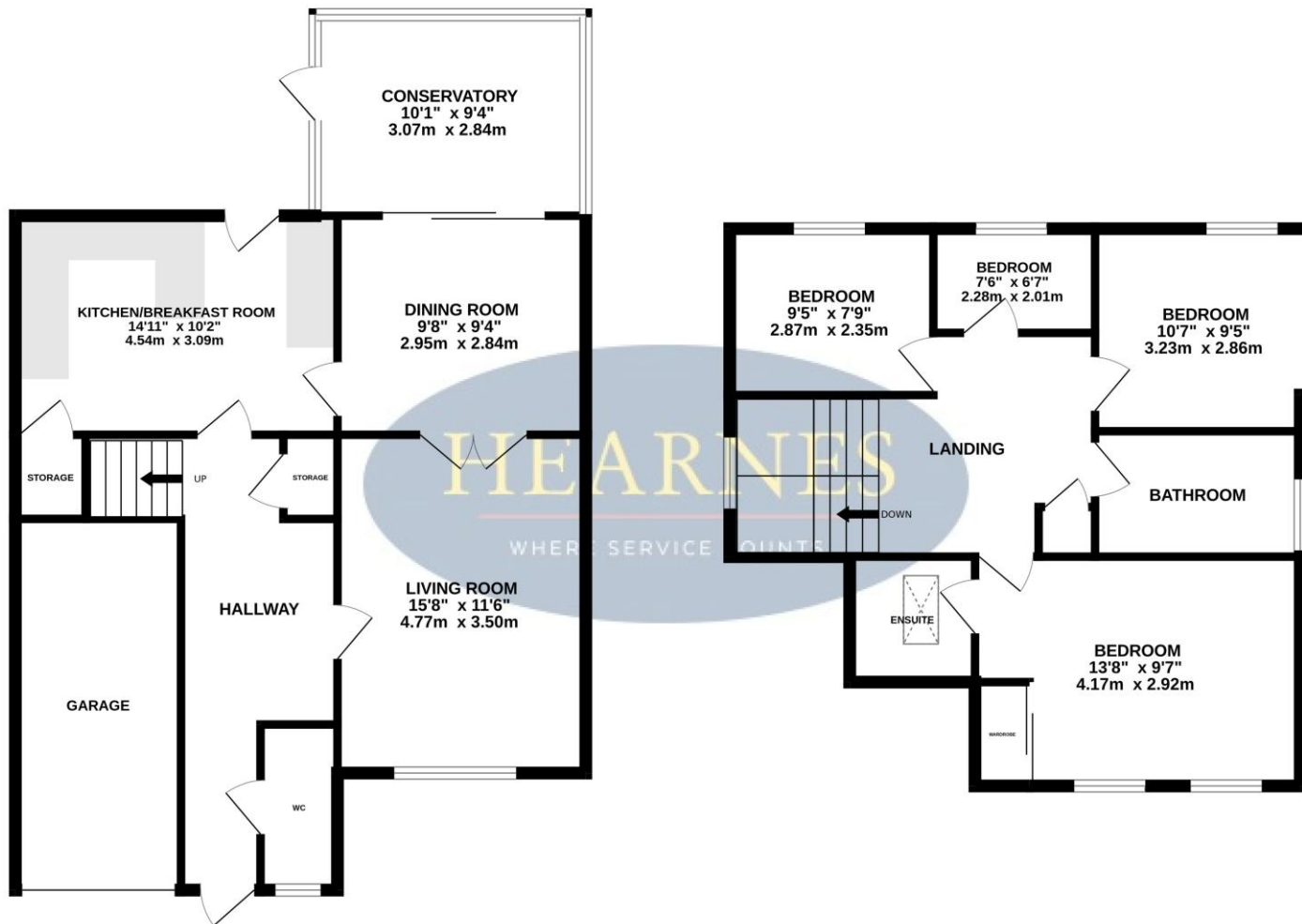
**EPC RATING:**            **COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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

FIRST FLOOR



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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