



**Baverstock Road,
Talbot Village, Poole, Dorset, BH12**

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FREEHOLD

A spacious four bedroom townhouse offering flexible living accommodation, private rear garden and off road parking. The property is situated in the sought after Talbot Village location within easy reach of Bournemouth and Poole Town Centres whilst being offered for sale with no forward chain.

On entering the property a hallway, with stairs leading to the first floor, leads to a ground floor double bedroom, study, WC and utility room which also provides access to the rear garden. Situated on the first floor is the property's spacious and bright 'L' shaped living/dining room, further reception room or ideal study and separate kitchen that offers ample floor and wall mounted units finished with a matching work surface.

Situated on the second floor is the property's three remaining bedrooms, all of which are generous in size with the master bedroom benefitting from an en suite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a low maintenance, sunny aspect rear garden which also benefits from a rear access. To the front of the property a driveway provides off road parking.

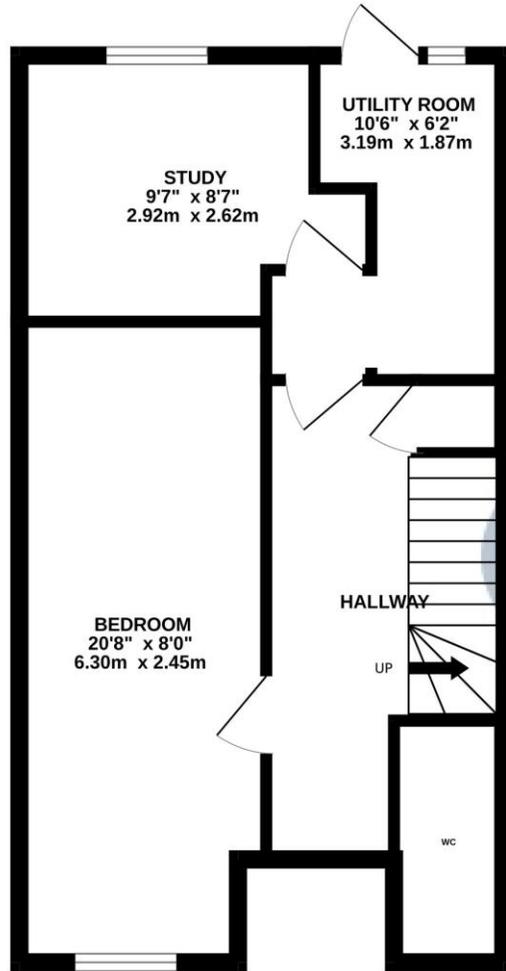
COUNCIL TAX BAND: E

EPC RATING: C

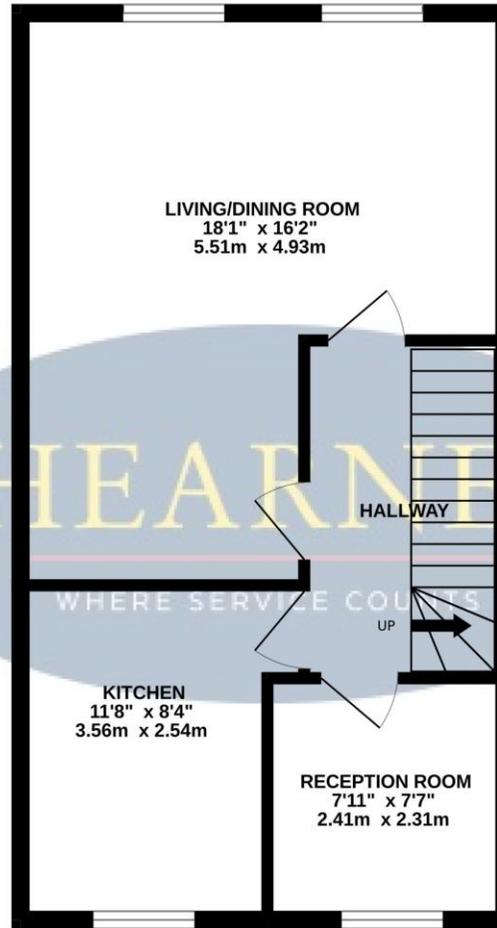
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



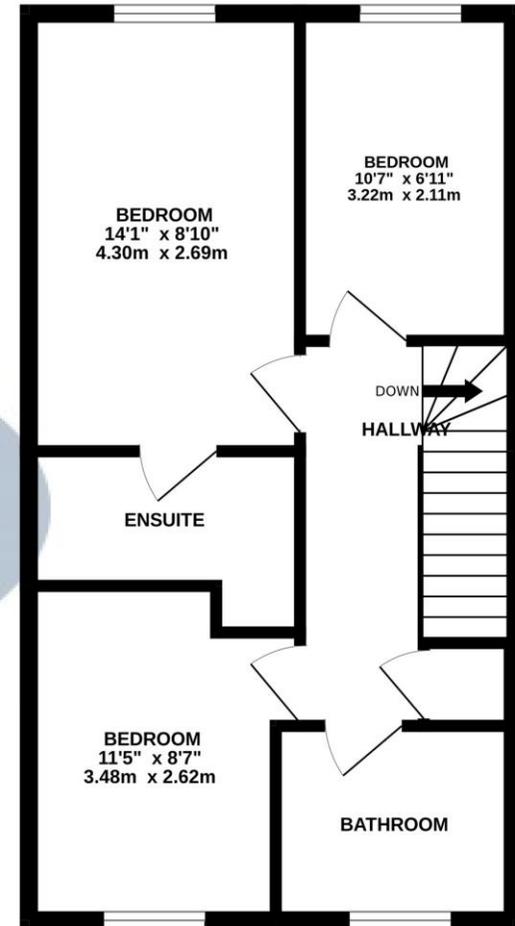
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA · 1447sq ft (134.4 sq m) approx

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

