

TO LET

12 Cerne Abbas, 46 The Avenue,  
Branksome Park, Poole, Dorset  
BH13 6HF



PHILIPPA SOLE



£3,000 pcm

4 bedroom townhouse

350 metres to Branksome Chine  
Beach

private patio & roof terrace

en-suite & dressing room to master

modern family bathroom

double garage

freehold

## About this property

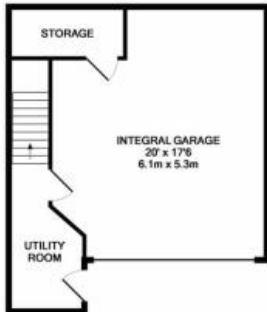
A beautifully presented four-bedroom townhouse situated in this prestigious development, benefiting from a sunny and secluded private patio and separate roof terrace. Located within 350m of Branksome Chine and within level walking distance to Westbourne. Part Furnished, available from 13th May 2024 and pets are not considered.

Wide stairs provide access to the imposing front door, entrance hall and cloakroom. The modern fitted kitchen is complimented by contrasting granite work surfaces and integral stainless-steel appliances and space for an American fridge / freezer. Amtico flooring runs throughout the kitchen and dining room. From here, an attractive gallery overlooks the main living room which spans the width of the property and is accessed via an inviting stairway. Two sets of floors to ceiling French doors provide access to the attractive patio area. On the first floor are three double bedrooms, (one is currently being used as an office). The large bathroom features a bath and large walk-in shower with travertine flooring. The top floor is given over entirely to the master suite offering a luxurious space with a modern fitted shower room and dressing room. Patio doors lead to the sunny private terrace, to which there is also access from the landing. From the entrance hall on ground level, an internal stairway leads to the utility room and direct access to the double garage with electric door. The property enjoys an enviable location within the development as it benefits from being screened from the opposite houses by the well positioned mature shrubs and trees in the communal grounds giving it a great deal of privacy. Cerne Abbas is a private development comprising two different styles of home located in a quadrant with beautifully maintained communal gardens in the centre. A parking space can be found in front of the garage and visitor parking is available throughout the development.

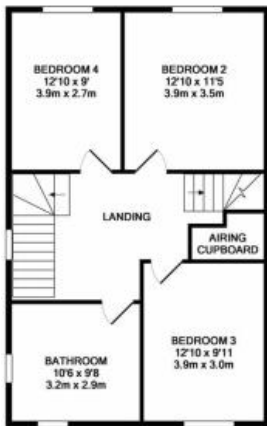
## Location

Located in a fantastic position within a quiet and exclusive development yet within 350m of the beaches at Branksome Chine, the property is within level walking distance of Westbourne with its array of cafés, and boutique shops as well as an M&S food hall. Waitrose, John Lewis, Tesco and Sainsburys are all within a short drive as is the local train station at Branksome which provides a direct line into London Waterloo.

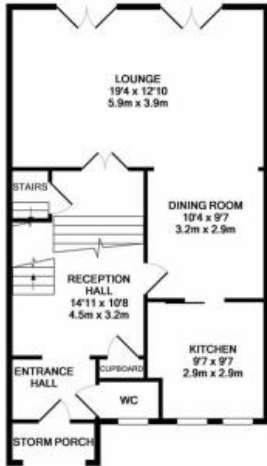




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 888 SQ.FT.  
(84.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

CERNE ABBAS  
TOTAL APPROX. FLOOR AREA 2201 SQ.FT. (204.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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