

TO LET

21 Seacombe Road, Poole, Dorset  
BH13 7RJ



PHILIPPA SOLE



£4,250 pcm

—

off road parking for a number of vehicles

Three bathrooms

Enclosed rear garden

Annexe

Modern kitchen

Four Double Bedroom

Sandbanks Location

Pet Friendly

Council Tax E - £2,503.40

## About this property

Upon entering the property you are greeted with a welcoming entrance hallway with real wooden flooring, leading to a study room, downstairs cloakroom, large living room overlooking the large sweeping driveway and open plan, modern kitchen and dining area, before leading to the rear garden area.

The lounge features a working wood burner, perfect for those cosy autumnal nights and sliding patio doors to the front of the property. The kitchen boasts a heated panel radiator, with built in appliances, induction hob facing out into the garden.

Off the the kitchen is a charming dining area, suited well for hosting friends and family.

Upstairs there are three large double bedrooms, all with built in wardrobes, two with en-suite showers, main family bathroom with generous storage or airing cupboard facility.

To the back of the patio, there is an Annexe currently being used as a utility space, but perfect for being used for extra storage. Above that, steps lead to a roof terrace with artificial grass and delightful sun room.

## Location

Located in a prestigious road just 250m from the award-winning blue flag Sandbanks beach. Bars and restaurants can be found within 400m, including Rick Steins restaurant.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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