

**12 Wellwood Close, 29 Forest Road,
Branksome Park, Poole, Dorset, BH13 6EL**



HEARNES

WHERE SERVICE COUNTS

12 Wellwood Close, 29 Forest Road, Branksome Park, Poole, BH13 6EL

FREEHOLD PRICE £725,000

A well presented 5 bedroom, 3 bathroom, townhouse set in this exclusive and highly desirable development in Branksome Park. Built in 2010 and forming part of 13 executive, traditional mews style home. This mid terrace home is laid out over 3 floors with a stunning open plan kitchen/dining/day room overlooking the rear garden, further ground floor sitting room with bay window, 2 bedrooms with 2 bathrooms on the first floor and a further 2 bedrooms and en suite shower room on the top floor. The garden is very private, southerly facing, and has a gate giving access to a path which leads to the garage. The location is within a mile of both the beach and sea at Branksome Chine and the diverse array of shops, restaurants, and bars in Westbourne.

- Well presented 5 bedroom, 3 bathroom townhouse home set in an exclusive development of 13 homes
- Fabulous open plan kitchen/dining/day room with an extensive range of base and eye level units with work tops over and fitted with integrated Bosch appliances to include induction hob, extractor, oven, microwave, fridge/freezer and dishwasher.
- Separate utility cupboard with space and plumbing for washing machine.
- Ground floor cloakroom
- Fully private and southerly facing rear garden
- Master suite with a pair of built in double wardrobes with hanging space and shelving, door to fully tiled en suite shower room with fitted double walk in shower.
- Bedroom 2 with built in wardrobes
- Bedroom 3 having an ensuite shower room
- Underfloor heating on the ground floor
- Single garage (marked number 12) with parking inside for one car and double internal doors giving access to storage cupboard.
- Attractive front garden beautifully planted with established foliage.

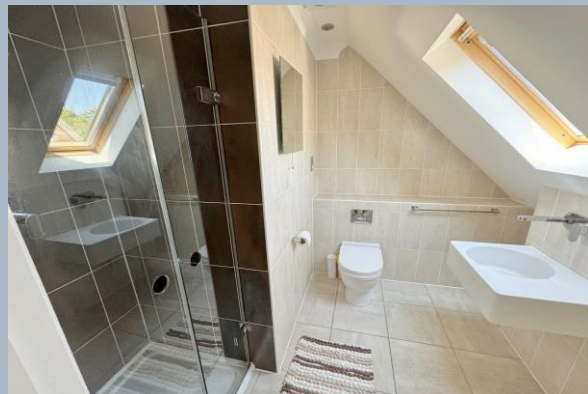
Wellwood Close is set on Forest Road in Branksome Park, conveniently located just over half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and under a mile to Branksome Beach and sea. The property is within a few hundred yards of Branksome Chine, providing a wonderful walk down to the sea and the new Rockwater Restaurant that recently opened. Penn Hill and Ashley Cross are also close by, Bournemouth is just over 2 miles away and Poole town centre is around 4.5 miles away.

Maintenance charges: Approximately £967.00 per annum to cover all the communal areas

COUNCIL TAX BAND: G

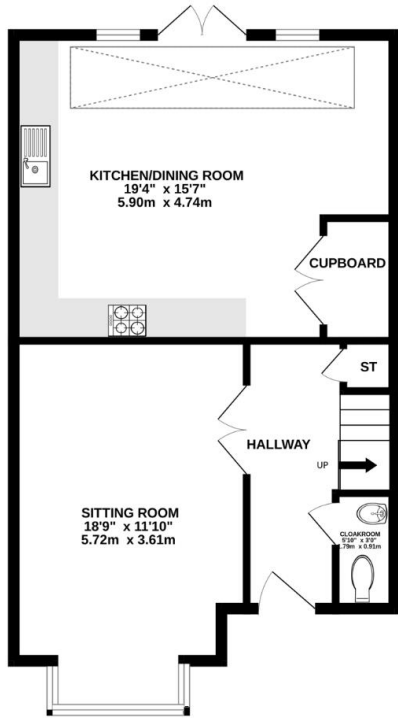
EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

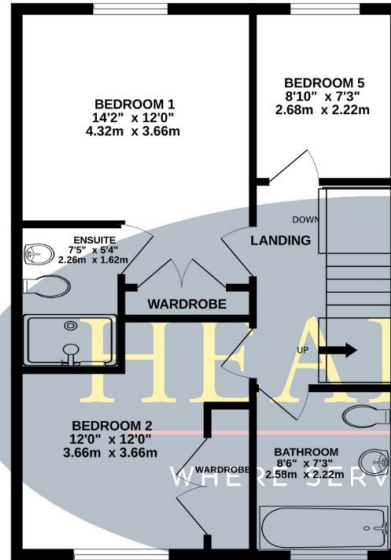




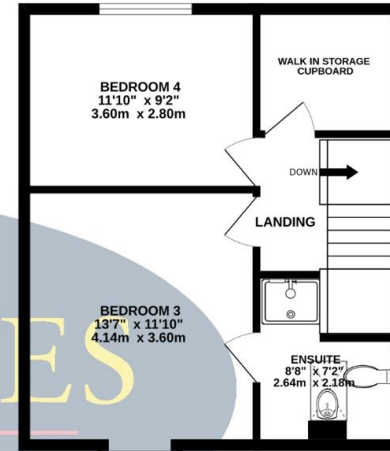
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



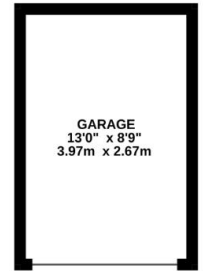
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



GARAGE
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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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