



HEARNES
WHERE SERVICE COUNTS

A beautifully maintained and spacious five-bedroom detached character home located in the premier Talbot Woods location. Situated within easy reach of Bournemouth Town Centre, Westbourne, transport links, the popular West Hants Club and Talbot Heath School. The property offers flexible accommodation and is situated on a generously sized private plot the property offers secure off-road parking and garage.

On entering the property, a welcoming hallway with stairs leading to the first-floor landing, provides access to all ground floor accommodation. A impressive dual aspect sitting/dining room is situated to the side of the property with a single door leading onto the garden. The dining area benefits from a character bay window with a fitted window seat. To the front of the property a fitted kitchen with a range of floor and wall mounted units finished with a contrasting work surface with space for further white goods. From the kitchen a covered porch gives access to the garage, store and rear garden. A separate reception room overlooks the rear aspect with original serving hatch from the kitchen. The ground floor accommodation is complete with a separate WC and useful understairs cupboard.

Situated on the first floor are the property's five bedrooms, the principal bedroom benefiting from an ensuite bathroom comprised of shower enclosure, WC, hand wash basin and bath. Bedrooms two, three and four are served by a family bathroom with WC, hand wash basin and bath.

Externally the property features a beautiful, sunny aspect private rear garden being mainly laid to lawn with a range of attractive shrub borders. To the rear of the plot a small vegetable garden and a concealed orchard. Adjoining rear of the property a patio area perfect for entertaining and sunbathing, To the front, the attractive well-kept block paved paths and driveway, providing ample off-road parking, lead to a garage at the side of the property.

EPC RATING: D

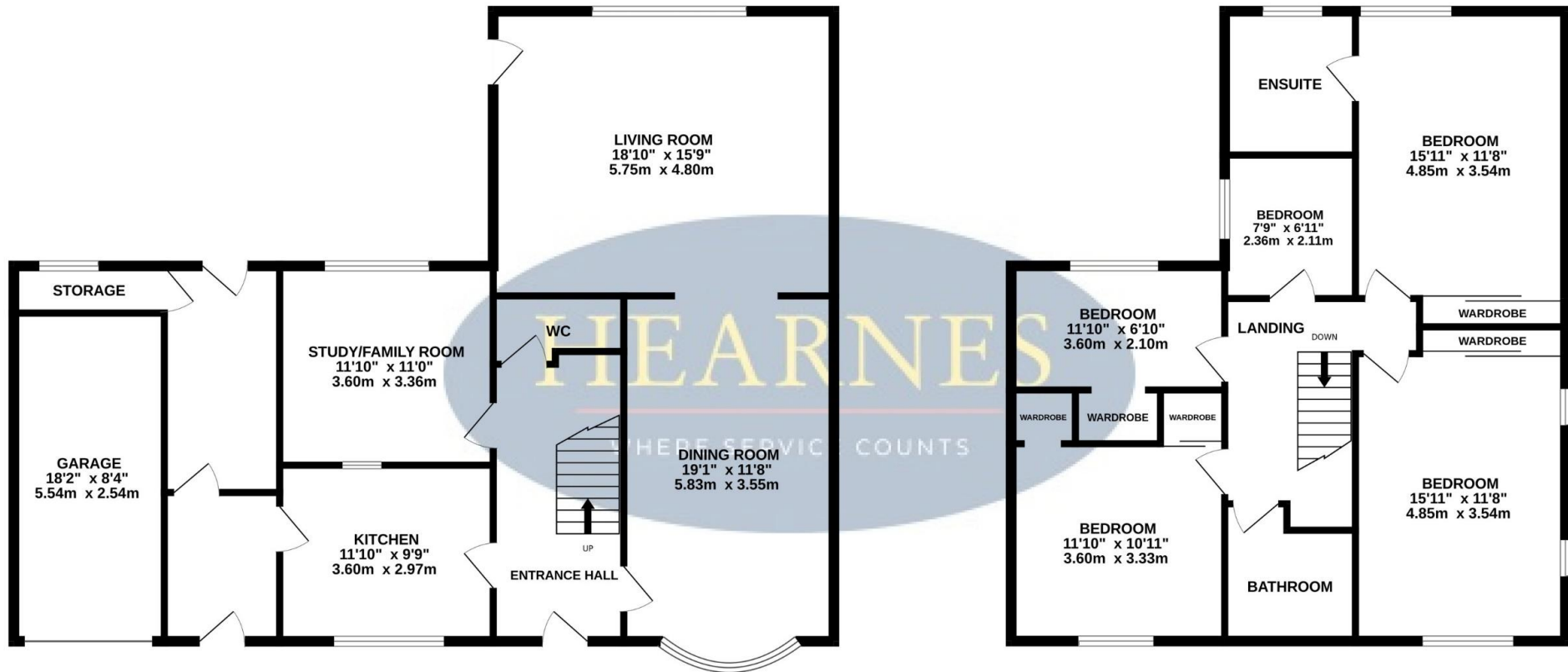
COUNCIL TAX BAND: G

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
1233 sq.ft. (114.5 sq.m.) approx.

1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 2153sq.ft. (200.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

