



**42 Patchins Road, Turlin Moor, Poole,
Dorset, BH16 5AS**

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FREEHOLD OFFER IN EXCESS OF £245,000

A well presented 3 bedroom terraced home, set on a good-sized plot with private westerly facing garden and located at the end of a cul de sac. The home has had improvements, to include new gas central heating, updated kitchen, some new flooring, redecoration, and offers potential for further updating. Accommodation includes a lounge/dining room, separate kitchen, utility room on the ground floor and 3 good size bedrooms upstairs, along with a bathroom and separate w.c. Set at the far end of Turlin Moor, the home has access to an array of nature right on its doorstep. Also ideal for cycling, walking and running, with paths leading out to Broadstone, Wimborne and Upton Country Park. Within a hundred yards, is the huge common space that leads onto the water and this area has a play park and natural paths which are ideal for walking and cycling. Within a quarter of a mile is the front access to Rockley Park and Ham Common local nature reserve with its stunning Harbour views and area of lush abundant wildlife.

- Well presented good size 3 bedroom terrace home, set at the end of a cul de sac
- Generous lounge/dining room with doors out to the garden
- Updated fitted kitchen which is a good size in a range of grey units with black handles and work tops over. Freestanding cooker, space for washing machine
- Separate utility room, having space for a fridge/freezer with door out to the front of the house
- Entrance hall with laminate flooring throughout the hall and leading to the kitchen
- Recently fitted boiler with gas central heating
- Double glazed windows throughout
- The property is set off the road with a good size front garden
- On street parking available outside the house
- Good size flat westerly facing rear garden, which is fully enclosed and has an attractive weeping willow tree
- Clean and neat throughout
- Bathroom needs updating
- Right at the heart of many local amenities with Hamworthy and Turlin Moor School, The Bayside Academy, St Gabriel's Church and community Hall and Pre-school, all set a few hundred yards away. There are local facilities to include a Spar and take away foods, very close and a Lidl at Hamworthy is within a mile.

Set off Egmont Drive, at the far end of Turlin Moor, the home is within a few hundred yards of stunning wildlife and on the edge of Lytchett Bay with paths leading all around the bay in one direction, and a short walk to Ham Common with views over the Wareham Channel out to Arne. It's a cycling paradise in all directions with Upton Country Park being within 1.5 miles, Rockley Park 0.4 miles, Hamworthy 1.5 miles and Poole 3 miles away on foot via wooded and natural pathways. The local Train Station is also ¼ a mile away.

COUNCIL TAX BAND: B

EPC RATING: G

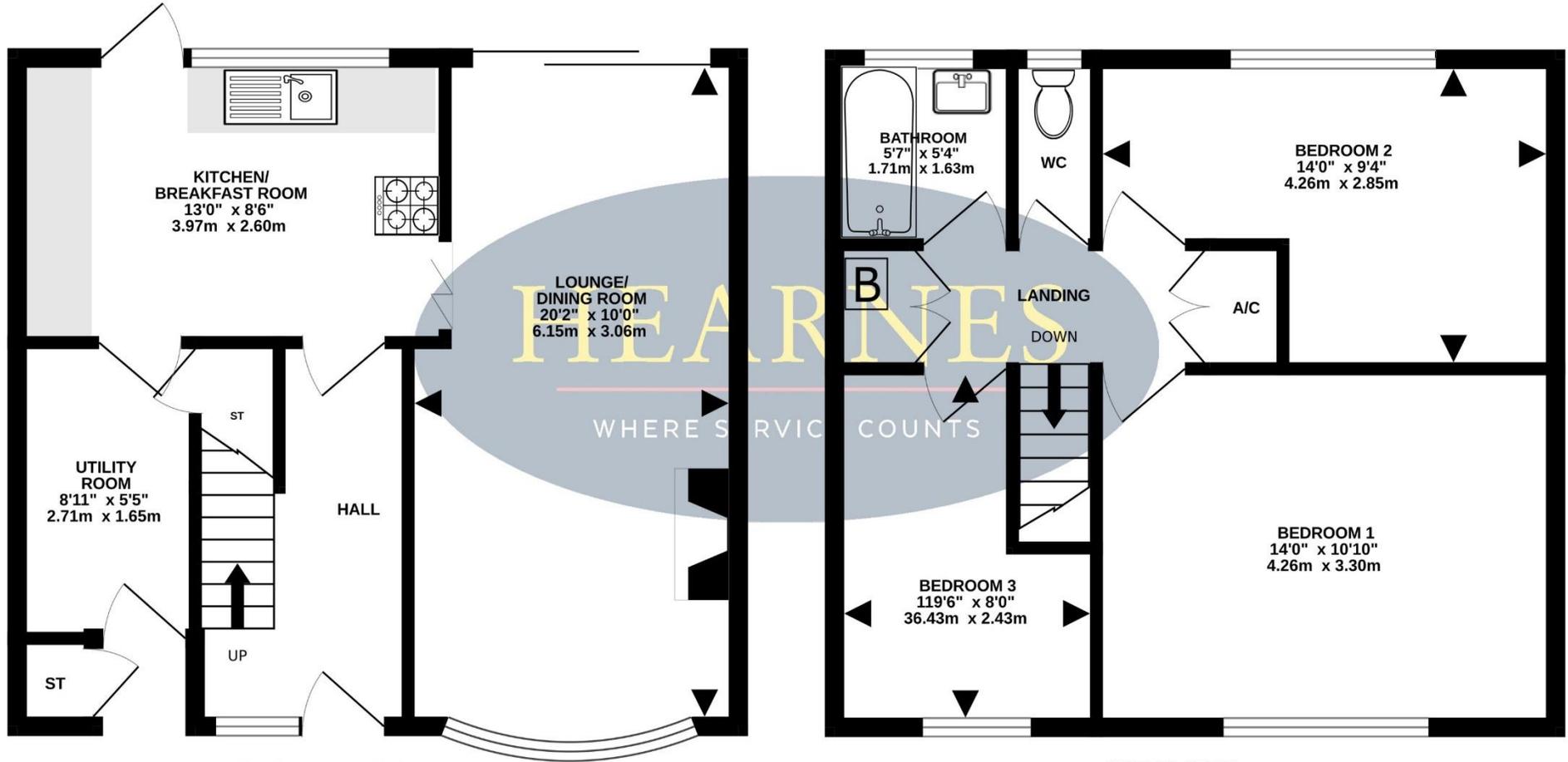
N.B there has been a gas boiler and central heating installed since this EPC was rated therefore if redone the rating would be higher



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

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