

TO LET

41 Pottery Road, Whitecliff, Poole,  
Dorset BH14 8RB



PHILIPPA SOLE





£2,000 pcm

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6 month rental

Large level garden

2 Bedrooms

Family bathroom

Loft room

Open-plan kitchen / living room

Off road parking

Wifi included

Council band D: £2,147.75

## About this property

A well presented 2 double bedroom detached chalet bungalow, with large level garden, loft room and en-suite shower room. Located within Baden Powell and Lilliput school catchments and within level walking distance of local shops. Under 300m to Whitecliff Park and harbour. With a separate annexe / yoga studio / office space in the rear garden. This property is offered furnished.

An inviting entrance and covered veranda greet you as you approach the bungalow. The entrance hall leads to the large open-plan living / kitchen space enjoys a delightful double aspect with double doors leading to the rear garden. The kitchen opens into the living space with a lovely wood burner; a door leads to the utility room and second entrance. A family bathroom is shared between the main and second bedroom. The main bedroom also has doors that lead onto the rear garden. Stairs lead to the first floor loft area which is currently used as a bedroom with en-suite shower room and generous eaves storage. From the kitchen, is a covered outdoor dining area with teak decking which leads to a sunny garden with water feature and vegetable patch. In the rear garden, there is an annexe / yoga studio with its own entrance. At the rear of the garden is a further outbuilding which is fully insulated and benefits from power and light- currently used as a "Man Cave". To the side of the house is a covered outdoor kitchen and pizza oven with private seating area providing secure access to the front garden. This rental considers non-shedding dogs, includes the existing internet broadband and a gardener is included.

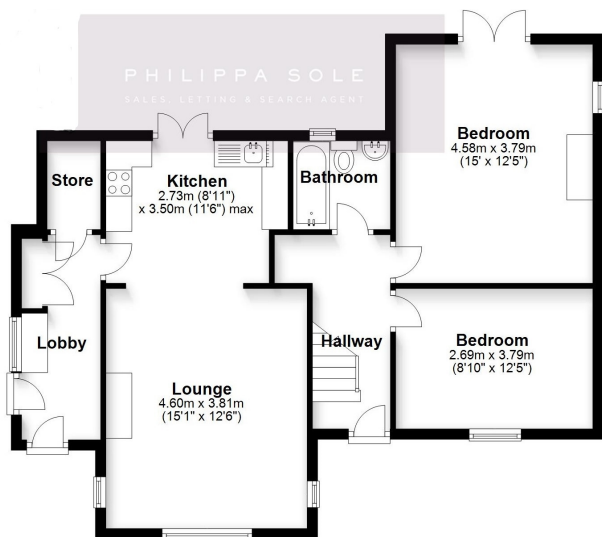
## Location

Located in a popular location under 300m from Whitecliff park and harbour. The local shops at Whitecliff offer a post office, butchers, coffee shop and hardware store, whilst an array of restaurants and bars can be found within 25m at Ashley Cross which also has a train station offering a direct line into London Waterloo in under 2 hours.









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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			78

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enquiries@philippasole.co.uk — [www.philippasole.co.uk](http://www.philippasole.co.uk) — 01202 747999