



OLD TOWN
MEWS



Old Town Mews, 26 Market Close
Poole, BH15 1NE

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Freehold Guide Price £380,000 - £400,000

Old Town Mews is a sought after small private gated development of just 7 town houses set in the unique and desirable Old Town area of Poole, within a short distance to Poole Quay. The property is a rarely available three bedroom town house situated at the front of this development with the current owner having lived here for approximately 19 years. The accommodation is immaculately presented having been loved and looked after with pride. The ground floor entrance hall is spacious with a door leading into the integral garage and stairs from the hallway lead to the first floor landing, with doors to the lounge and recently refitted shaker style kitchen/dining room with integrated appliances to include; built-in electric cooker, gas hob and extractor over, dishwasher, washer/dryer, refrigerator and freezer. There are three bedrooms, a family bathroom and en-suite shower room to bedroom one all situated on the second (top) floor. The property is double glazed throughout with gas central heating. There is a secure allocated parking space to the rear of the property in front of the garage, of which is accessed through the electric gates. No forward chain.

- Sought after mews style Georgian town house set over three floors
- Secure development accessed via electric gates
- Immaculately presented throughout
- Good size lounge with two large Georgian windows
- Newly fitted spacious shaker style kitchen/dining room with integrated appliances
- Three bedrooms, two doubles and a large single
- Bedroom one with built-in wardrobes and matching drawers
- Two bathrooms, one en-suite to the master bedroom
- Integral single garage plus extra room for storage space
- Secure allocated parking space to the rear
- Gas central heating and double glazing
- No forward Chain

Poole Quay is a hub of local entertainment, hosting regular events and boat excursions to Brownsea Island, Swanage and Wareham, it is also the perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook. Poole Train station is ½ a mile away which offers a current travelling time of 2 hours to London.

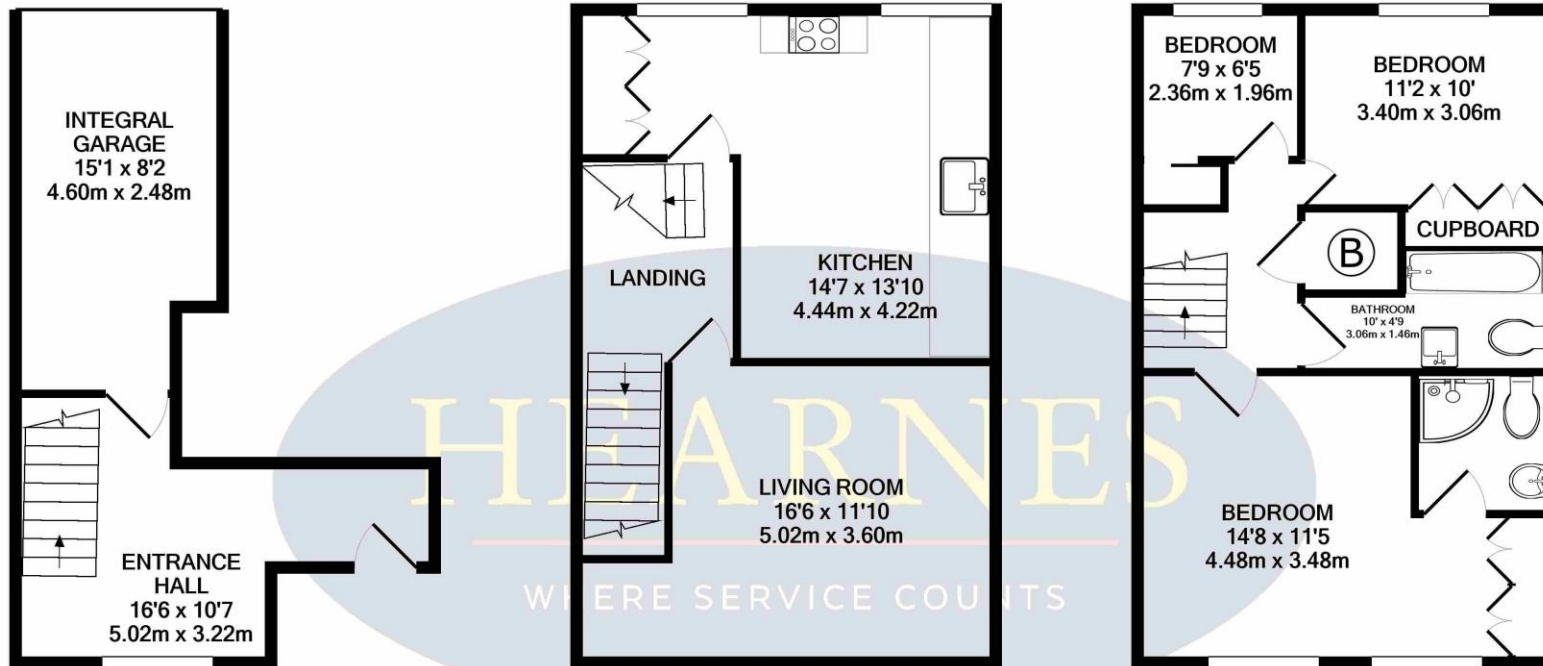
Maintenance charge: £50.00 per month to maintain the communal areas

COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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