

14 The Topiary, Poole, Dorset, BH14 0QU



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD GUIDE PRICE £350,000 - £360,000

A well presented 3 double bedroom, 3 bathroom townhouse nestled in an incredibly quiet and private development, but still only being less than a mile from Ashley Cross and Poole Park. The property offers versatile accommodation over 3 floors including a fabulous kitchen/breakfast room on the ground floor, with the first floor boasting a spacious lounge with sliding doors to a private balcony, double bedroom, and shower room. The top floor comprises of 2 further double bedrooms with an ensuite shower room to the master, and a modern family bathroom. The rear garden is super private and has a tranquil and leafy outlook, offering shrubs, flowers and a sun trapped artificial lawned area. The property also benefits from having an integral garage with off road parking in front, and further communal visitor spaces, gas central heating and double glazing throughout.

- A well presented 3 double bedroom townhouse set over 3 floors located in an incredibly quiet and private development
- Kitchen/breakfast room offering white shaker style units with wood effect worktops, Neff fan oven, Siemens electric hob with extractor above and dishwasher
- Large integral garage with power, lighting and off road parking in front
- Spacious lounge with sliding doors to the private balcony
- Modern shower room on the first floor, and family bathroom on the top floor. Ensuite shower room to the master bedroom
- All windows have a very leafy and tranquil aspect
- Very private rear garden with patio and artificial lawned area
- Double glazing and gas central heating throughout
- Vendor suited to a property that is vacant!

The Topiary is a classy and private development situated very conveniently less than a mile from Ashley Cross and Poole Park and 1.5 miles from Poole Town Centre. Less than 500 metres is a local Co-Op, and a bus stop is just outside the development on Ringwood Road. Parkstone Heights recreation ground is a stone's throw away.

NB: the conservatory does not have buildings regulations – please call us for more information

Maintenance for communal grounds £553.87 per annum

COUNCIL TAX BAND: D

EPC RATE: D

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.

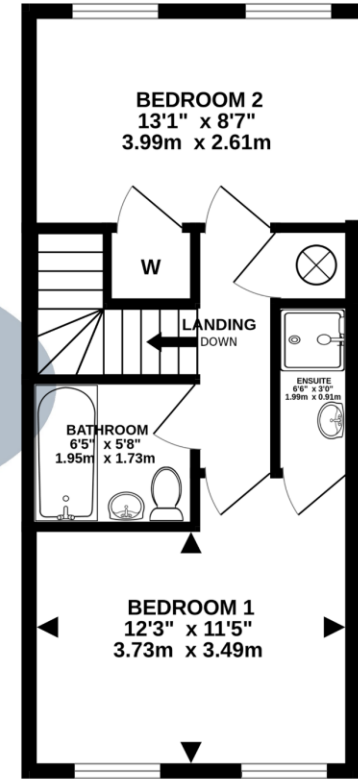
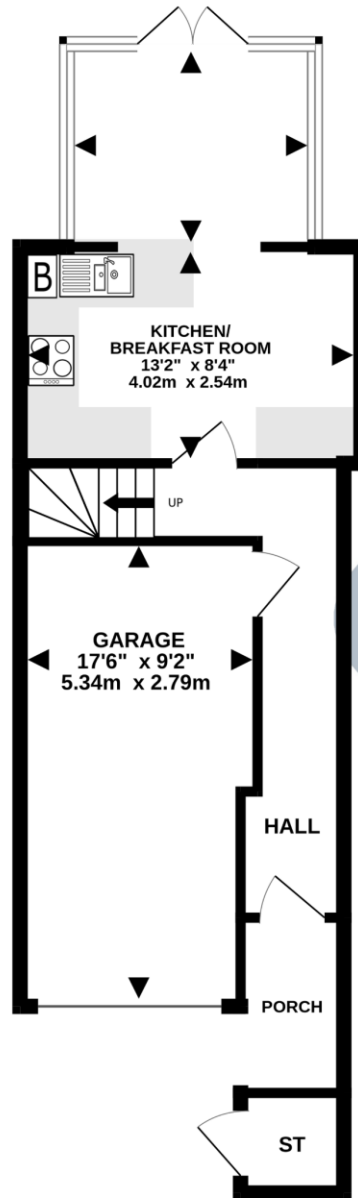




TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

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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