



APRIL COTTAGE, TALBOT AVENUE, TALBOT WOODS, BOURNEMOUTH, DORSET, BH3

£350,000 LEASEHOLD

This charming two double bedroom, two reception room semi detached house is situated in a convenient and sought after location being just a short distance from the excellent range of shops, bars, restaurants and leisure amenities in Bournemouth town centre. A real feature of this property is the beautiful private garden which surrounds the house as well as having a carport and a single garage. This really is a unique opportunity to acquire such a property in this location and viewing is highly recommended.

Charming coach house | Two double bedrooms | Two reception rooms | Beautiful private garden surrounding the house | Carport and single garage | Kitchen breakfast room | Convenient and popular location | Close to Bournemouth town centre | Fibre Optic Connected | Viewing highly recommended

Westbourne | 01202 767633 |

Winkworth



LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of properties lying in wide, tree lined roads. Talbot Woods is approximately one and half miles from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches.

Westbourne Village is also just a mile away offering a variety of independently owned shops, bars and restaurants. Local facilities within Talbot Woods include the sought after Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

April Cottage is accessed through its own private gate to the rear of the development which leads into the stunning secluded garden which in turn leads to the private door which opens into the entrance hallway.

The lounge is a bright triple aspect room which enjoys a pleasant outlook and has sliding patio doors leading into the sunroom. The sunroom has a superb aspect overlooking the beautifully maintained, pretty private garden and lends itself perfectly to be a dining room. The kitchen breakfast room is fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a built-in stainless steel 'Neff' oven with matching four ring gas hob with cooker hood over, Miele washing machine and space for a fridge. There is plenty of space in the kitchen for a small dining table and chairs and has a window overlooking the gardens. Also on the ground floor is a cloakroom consisting a low-level WC, a wall mounted wash hand basin, a small built in cupboard and has fully tiled walls and floor.

Upstairs, the master bedroom has a double aspect and is a bright room with an extensive range of built-in wardrobes and has plenty of space to accommodate a king size bed and additional bedroom furniture as required. The second bedroom is another double room with two roof light windows and a range of built-in wardrobes. The bathroom comprises a panel enclosed bath with a wall mounted shower attachment above, an inset wash hand basin with vanity unit beneath, a concealed cistern WC, an obscure glazed window and has fully tiled walls and floor. On the landing, there is additional storage and a large airing cupboard housing the hot water tank.

Outside, April Cottage has the unusual benefit of a large private garden which is surrounded by mature flower tree and shrub borders and has a good degree of seclusion. The garden is predominantly laid to lawn and has paved patio areas. From the garden, a gate leads to a covered car port which is adjacent to a single garage with an up and over door, power, light and a rear door leading back into the garden. There is also a further lock up stone built storage room in the corner of the garden.



GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(56.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Leasehold – 999 years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2563 per annum

AT A GLANCE

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- Two double bedrooms
- Two reception rooms
- Beautiful private garden surrounding the house
- Carport and single garage
- Kitchen breakfast room
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- Viewing highly recommended

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