



**BISHOP CLOSE, POOLE, BH12**

**£450,000 FREEHOLD**

A four bedroom two bathroom detached house situated within the ever popular Talbot Village and within a quiet cul de sac location. The house benefits from spacious and versatile accommodation with a large private rear garden as well as a garage and ample off road parking.

Four Bedrooms | Two Bathrooms | Detached House | Quiet Cul De Sac |  
Large Rear Garden | Garage | Off Road Parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Talbot Village is approximately two 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 few miles away offering a variety of independently owned shops, bars and restaurants. Local facilities within the area include the sought after St Marks & 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 1 hour 30 minutes 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

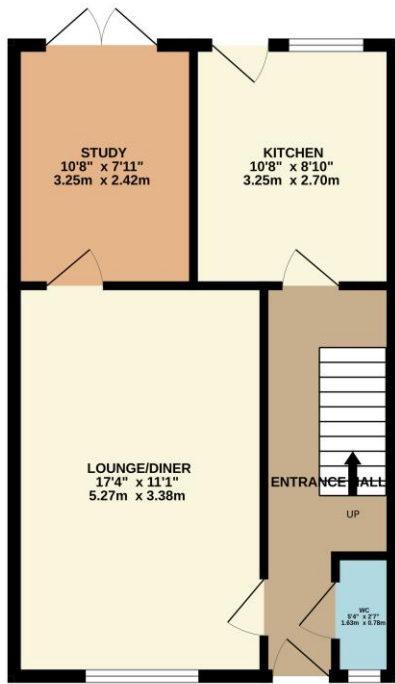
The house is approached via the front garden and driveway which is suitable for several cars as well as a garage at the end. The entrance hallway includes a separate WC as well as doors to principal rooms.

The lounge diner is a large room with a bright double glazed window overlooking the well manicured front garden, there is space for a dining table and chairs at one end. The fitted kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances. A door from here or the lounge gives access to the study or would lend itself as a separate dining room. There is a door from the kitchen giving direct access to the rear patio and large garden.

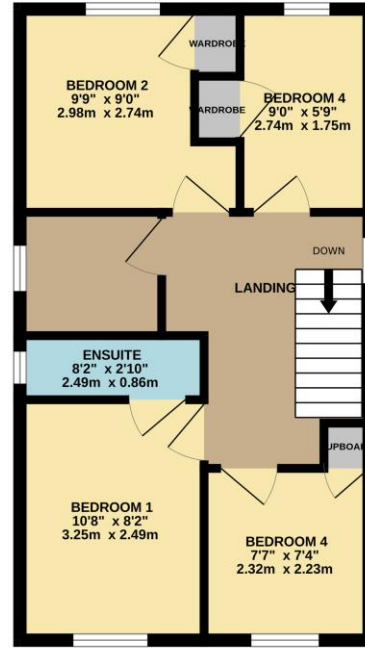
Upstairs there are four bedrooms the master of which has the added benefit of a fitted wardrobe as well as an en suite shower room comprising a shower cubicle, WC and wash hand basin. There are also fitted cupboards in the other three bedrooms with views over the front and rear aspects. The main bathroom includes a bath/shower, WC and wash hand basin.

Outside the garden is mainly laid to lawn with a mature tree border and offers a good level of privacy. No chain

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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*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*

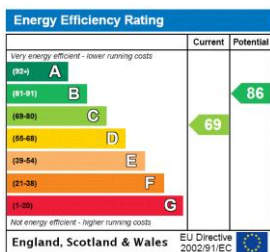
**COUNCIL TAX BAND: E**

**TENURE: Freehold**

**LOCAL AUTHORITY: BCP**

## AT A GLANCE

- Four Bedrooms
- Two Bathrooms
- Detached House
- Quiet Cul De Sac
- Large Rear Garden
- Garage
- Off Road Parking



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