



BENELLEN ROAD, TALBOT WOODS, BOURNEMOUTH, DORSET, BH4

£390,000 FREEHOLD

This brand newly built two bedroom contemporary house is situated in a prime location in Talbot Woods being just a short distance from both Westbourne village and Bournemouth town centre, both of which offer an excellent range of shops, bars, restaurants and coffee shops. Also nearby are the award-winning sandy beaches. The property has been designed with living accommodation on the first floor and includes a contemporary kitchen and bathroom and a secluded westerly aspect garden.

Brand new house | 10 year build warranty | Two double bedrooms |
Contemporary kitchen | Luxury bathroom | Westerly aspect garden |
Courtyard accessed from master bedroom | two parking spaces | Prime
location

Westbourne | 01202 767633 |

Winkworth



LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of the 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.



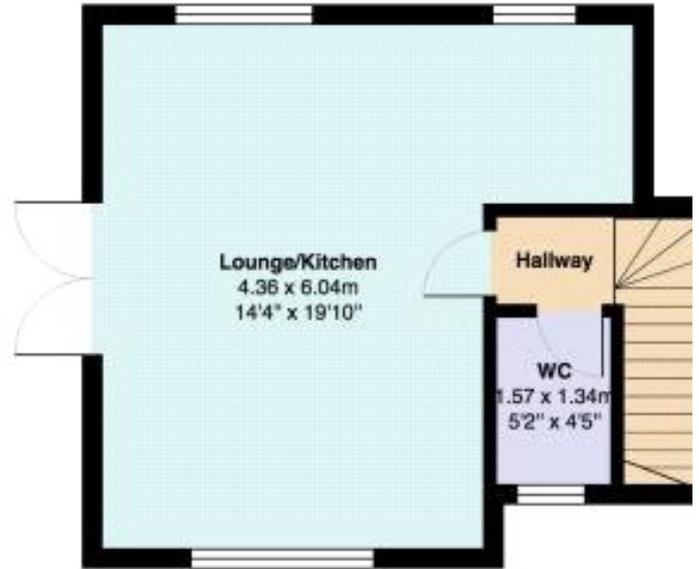
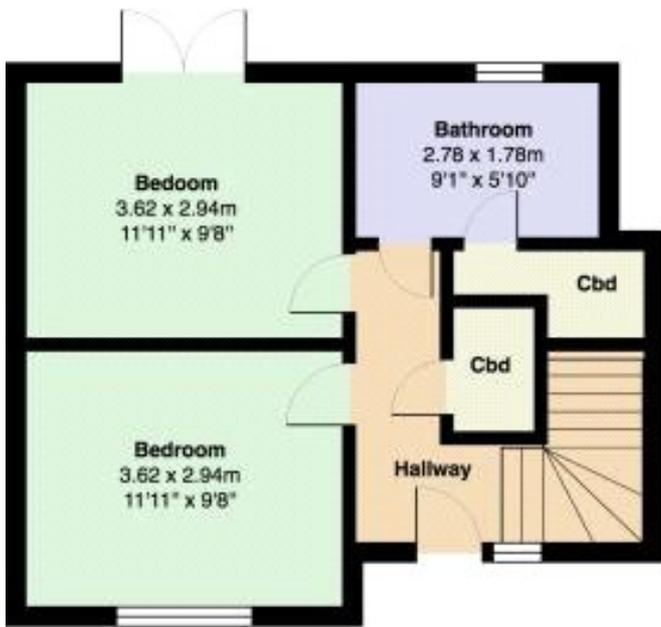
DESCRIPTION

The property is approached down a shared driveway where to the front of the property are two parking spaces for the house.

The entrance hallway houses a large storage cupboard with plumbing for a washing machine. On the ground floor, there are two double bedrooms, one overlooking the front of the property and the other having double doors leading out onto a courtyard area to the rear. Also on the ground floor is a bathroom finished a contemporary style and includes a large wash hand basin with a vanity unit beneath, a low-level WC, a panelled bath with wall mounted rain shower and a glazed shower screen, luxury wall tiling and a rear aspect obscure glazed window.

Upstairs, the open plan lounge kitchen is an incredibly bright triple aspect room with double doors leading out onto the garden which enjoys a westerly aspect, a large front (southerly) aspect window overlooking the driveway and two rear aspect windows enjoying a pleasant outlook. The lounge area is large enough to accommodate a dining table and chairs as well as the sofa suite as required. The kitchen area is also finished in a contemporary style with light grey high-gloss finish floor and wall mounted handleless cupboard and drawer units with stone effect work surface areas adjoining, an integrated tall fridge freezer, a built in electric oven with inset hob and an integrated dishwasher.

Outside, the westerly facing garden has a small patio area outside the lounge with the remainder being predominantly laid to lawn with some mature shrub and hedge borders. There are steps leading down to the front driveway where the parking area can be found.



Total Area: 92.0 m² ... 990 ft²

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 Council

AT A GLANCE

- Brand new house
- 10 year build warranty
- Two double bedrooms
- Contemporary kitchen
- Luxury bathroom
- Westerly aspect garden
- Courtyard accessed from master bedroom
- two parking spaces
- Prime location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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