

Christopher
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16 Philippa Court

Bearwood, Bournemouth, BH11 9FP

£350,000 Freehold



A beautifully presented 3 double bedroom mid terrace town house, situated in a quiet residential cul-de-sac. Built in 2019 by Barratt Homes on the popular Canford Paddock development, the property has the residue of the 10-year warranty and benefits from gas fired central heating (combination boiler) and UPVC double glazing.

Canford Paddock is on the fringe of Bearwood, where there are many scenic walks onto Knighton Heath and river walks along the Stour. Close by is the first school in Wheelers Lane and the supermarket. The market town of Wimborne Minster is about 3 miles away and offers a wide range of shops and amenities. There is good road access to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Tastefully presented throughout, the property has luxury vinyl flooring to the ground floor and the second bedroom, and the accommodation is arranged on three floors.

A front door leads to -

Main Reception Hall
Feature display plinth.

Cloakroom
WC and pedestal wash hand basin.

Lounge/Dining Room
Understairs storage cupboard and UPVC French doors lead to the south facing rear garden.

Kitchen
Excellent range of units and worktops incorporating a four burner gas hob unit with cooker hood above and electric double oven, space for upright fridge/freezer and appliance space and plumbing for both washing machine and dishwasher.

A staircase from the main reception hall leads to the FIRST FLOOR LANDING.

Bedroom Two
Bedroom two has an en suite bathroom.





En Suite Bathroom

WC, pedestal wash hand basin and bath with shower attachment, glazed shower screen and fully tiled surround. Ceramic tiled floor. The bathroom also has an independent door leading off the landing.

Bedroom Three

Overlooks the front elevation.

A staircase from the landing leads to the SECOND FLOOR.

Bedroom One

Bedroom one is a large 'through' bedroom with a dressing area and two double glazed skylights. Access to the loft space.



En Suite Shower Room

Comprising shower cubicle with Aqualisa electric shower fitment, pedestal wash hand basin, electric shaver point, WC and double glazed skylight.

Outside

To the front of the property there are two allocated parking spaces. There is a small open plan front garden. The south facing rear garden has a paved patio area with outside tap and electric power point, and centre lawn. To the rear of the garden, there is a garden shed and rear gate access.

The development is landscaped and there are grassed areas interspersed with a selection of trees and shrubs.

AGENTS NOTE

There will be a management fee for the general upkeep of the landscaped areas.

Directions

From Wimborne, proceed south along Poole Road going over Canford bridge and up Oakley Hill. At the traffic lights by the Willett Arms, turn left into Oakley Lane and proceed through the village of Canford Magna until reaching the 'T' junction, and turn left into Magna Road. Just as you are approaching Bearwood, turn right into the new development into Provence Drive and take the first turning left into Beckett Crescent. Proceed ahead to the 'T' junction and turn left into Philippa Court. The property can be found on the right hand side.

Council Tax

Band D



Floor Plan



Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

