



Southbrook Close, Poole, Dorset

£685 PCM

CANFORD HEATH £685.00PCM. Thacker and Revitt are pleased to market this spacious one double bedroom purpose built flat located in Canford Heath and offered unfurnished. There is a spacious open plan lounge kitchen, bathroom, double bedroom with a separate cupboard. Neutral decor. There is a covered open garage parking area for one car allocated to the property. Available from 29th June with a min of 12 months let. An ideal single person or professional couple.



Entrance

Communal Stairs rising to the second floor. Timber door into the open plan living area.

Lounge/Kitchen

15'0" narrowing to 11'6" x 14'3" (4.58 narrowing to 3.53 x 4.35)

Smooth set ceiling with coving and three ceiling light points. Two UPVC double glazed windows to the side aspect. Two radiators. Vailant Gas Fired combination boiler providing domestic hot water and central heating. A range of white gloss cupboards and drawers comprising wall and base units. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine. Space for tall standing fridge/freezer. Free standing Gas cooker with extractor over. Laminate flooring. Opening into the inner hallway.

Inner Hallway

Access to loft space. Cupboard with shelving. Ceiling light point.

Bedroom

Textured ceiling with coving and ceiling light point. Two UPVC double glazed windows to the front aspect. Radiator. Carpeted flooring.

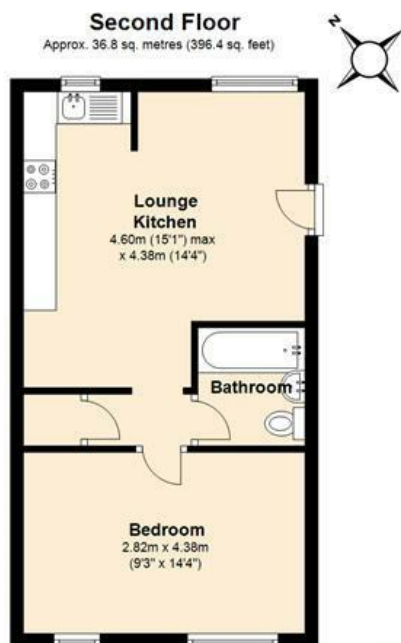
Bathroom

Textured ceiling with coving and ceiling light point. Fully tiled walls. White suite comprising low level w.c., pedestal wash hand basin and panelled bath with Mira shower over. Radiator. Tiled flooring. Extractor fan.

Outside

There is a carport providing off road parking.

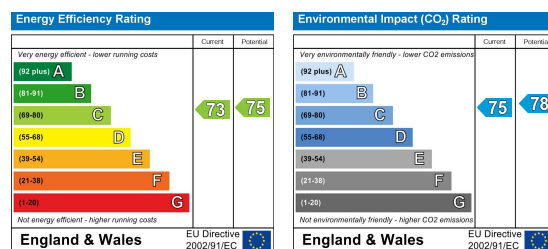




Total area: approx. 36.8 sq. metres (396.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD