

**Taber Willows, 1 Old Bound Road,  
Upton, Poole, BH16 5EW**

**£450,000  
Freehold**

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**An interesting opportunity to acquire a spacious, detached chalet bungalow with versatile accommodation. The property has a delightful cottage style feel to it and provides a ground floor living room with wood burner, garden room, kitchen/dining room, two bedrooms, well appointed bathroom, whilst on the first floor there are two additional rooms suitable to be used as bedrooms together with a cloakroom. Externally, electric gates provide access to the large driveway with parking for several vehicles together with space for a boat/motor home if needed. There are a range of outbuildings useful for a variety of purposes together with a secluded, well maintained rear garden. Professionally installed solar panels. Early viewing recommended!**

**COMPOSITE DOUBLE GLAZED FRONT DOOR To:**

**RECEPTION HALL** Radiator, built in cloaks cupboard, built in airing cupboard with slatted shelving

**LIVING ROOM** 14' x 12' (4.27m x 3.66m) Radiator, power points, TV point, brick built feature fireplace with wood burning stove, wide arch to:

**GARDEN ROOM** 10' 10" x 9' 2" (3.3m x 2.79m) Of UPVC construction with double glazed windows sets on a brick built plinth with solid roof, radiator, door out to garden

**KITCHEN/DINING ROOM** 17' 10" x 12' overall (5.44m x 3.66m) The kitchen area is fitted with an extensive range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, integrated double oven with microwave oven above, built in induction hob with extractor hood housed within matching unit, under counter dishwasher, cupboard housing serviced Worcester combi boiler, window overlooking rear garden, double glazed door to side of property, wide arch to the dining area which has a radiator, underfloor heating, window to side elevation

**BEDROOM 1** 11' x 9' 10" plus built in wardrobes (3.35m x 3m) Radiator, range of built in wardrobes with sliding mirrored doors, window to front elevation

**BEDROOM 2** 12' x 7' 2" (3.66m x 2.18m) Radiator, window to front elevation

**WELL APPOINTED BATHROOM** Suite comprising panelled bath with mixer taps and shower attachment, separate walk in shower with wall mounted thermostatically controlled shower, close couple WC, pedestal wash hand basin, fully tiled walls, heated towel rail, tiled flooring, two windows to rear elevation

**FROM THE RECEPTION HALL, A STAIRCASE WITH BALUSTRADE LEADS TO:**

**FIRST FLOOR LANDING** Built in cupboard

**AGENTS' NOTE** The first floor benefits from two additional rooms suitable to be used as bedrooms.

**MAIN ROOM** 13' 2" x 11' 8" (4.01m x 3.56m) Radiator, fitted air conditioning unit, access to eaves storage, window to side elevation, naturally sloping ceiling, Velux window

**SECOND ROOM/HOBBY/STUDIO** 12' 10" x 11' 6" inc. recess (3.91m x 3.51m) Radiator, built in wardrobe, naturally sloping ceiling, Velux window

**CLOAKROOM** Suite comprising close couple WC, wash hand basin with vanity unit, access to eaves storage, Velux window

**OUTSIDE - FRONT** To the front of the property electric gates provide access to the extensive driveway which



provides parking for several vehicles, together with space for a motor home if required. Carport, timber panelled side gate, detached outbuilding with timber double gates alongside to a further hardstanding area which would be suitable for a variety of purposes. The outbuilding earlier referred to is currently used as a laundry/utility room with fitted worksurface, sink and plumbing for a washing machine, light and power, window, personal side door. There is a covered walk way between the property and the outbuilding to:

**OUTSIDE - REAR** Where there is an additional timber built workshop/studio measuring approximately 16' x 8' 10" with light and power, covered decked area suitable for entertaining, patio area, lawned area bordered by a variety of shrubs and timber panelled fencing, pleasant sunny aspect.

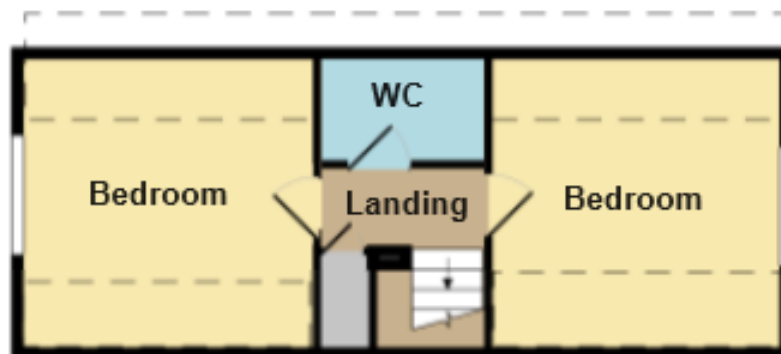
**AGENTS' NOTE** The property benefits from solar energy which provides a subsidy of approximately £1700 p.a. according to information supplied by our vendor.

**COUNCIL TAX BAND 'D'** This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** 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 the 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 to view before embarking on any journey to see a property. **Ref: 15353**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>82</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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