



Heatherlands, Maylyn Road, Beacon Hill, Poole BH16 6AH

A rare opportunity to acquire a characterful, four bedroom, semi-detached home in a semi-rural location. The property now requires significant works to finish what will be an excellent family home upon completion.

EPC: 76 Council Tax Band: D Price: £450,000 Freehold

 **4**  **2**  **2**





Key Features

- FOUR BEDROOMS
- APPROX 600 SQ FT OPEN PLAN KITCHEN/LIVING ROOM
- UTILITY ROOM
- SNUG
- DOUBLE GLAZING & UNDER FLOOR HEATING
- GARDEN CABIN/STUDIO
- APPROX 70FT SOUTH FACING GARDEN
- FINISHING OFF WORK NEEDED--SEE AGENT
- SEMI RURAL LOCATION
- NEEDS TO BE VIEWED

The Property

Upon entering Heatherlands, there is an entrance hall which leads straight into approximately 600 sq ft of open plan kitchen/living/dining room with full width sliding double glazed doors leading out to the south facing garden. The kitchen area has a range of appliances and a feature island, whilst two skylights afford a high degree of natural light. To the front of the property is a utility room with wall mounted Glow Worm gas boiler. Adjacent to this is a room which could provide a shower room with further works. Across the hallway, one will find a snug from where stairs lead to the first floor landing.

There is an excellent, spacious, master bedroom from where a distant view across to the Isle of

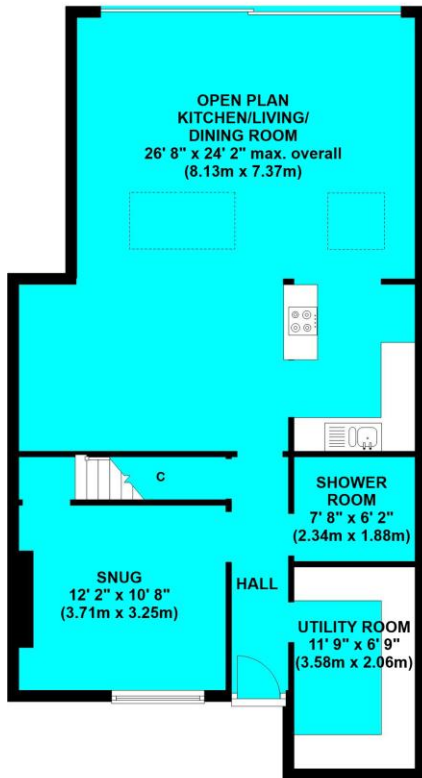
Purbeck is enjoyed when the weather allows. There are three further bedrooms, together with a bathroom including bath tub and separate shower.

Externally, there is a spacious driveway to the front of the property. The rear garden measures approximately 70' in length, has a south facing aspect and includes a large, self-contained, cabin.

PLEASE NOTE THAT THE PROPERTY REQUIRES SIGNIFICANT 'FINISHING OFF' AND WILL IDEALLY SUIT A QUALIFIED TRADESMAN, OR SOMEONE CONNECTED TO VARIOUS TRADES IN ORDER TO GET THE WORKS COMPLETED TO PROVIDE AN EXCELLENT FAMILY HOME IN A SEMI-RURAL LOCATION.

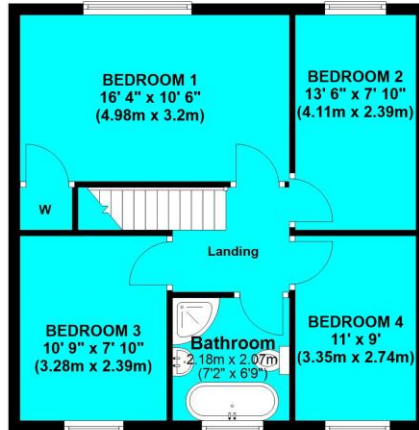
Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



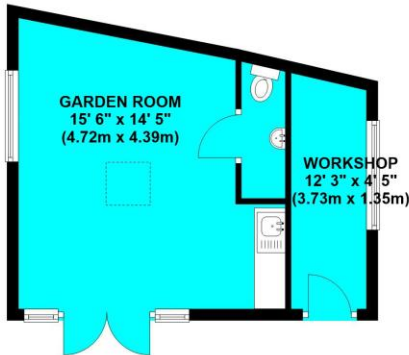
First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



Outbuilding

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 159.8 sq. metres (1720.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

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

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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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