

7 The Topiary, Poole, BH14 0QU

**Offers In Excess
of £300,000
Freehold**



A rarely available three bedroom town house situated on a small modern development within a quiet cul-de-sac. The property is presented in lovely condition throughout offering spacious and well configured accommodation laid out over three floors comprising entrance hall, kitchen/breakfast room, conservatory, lounge/dining room with access to a generous south facing balcony, three bedrooms with an en-suite to the master bedroom and a family bathroom. The property also benefits from gas central heating, double glazing, a low maintenance rear garden, integral garage, driveway and solar panels.

APPROACH Across the driveway to a covered porch with porch light, front door leading to:

ENTRANCE HALL Panelled radiator, personal door to integral garage, staircase rising to the first floor

CLOAKROOM Fitted with a modern white suite comprising pedestal wash hand basin with ceramic tiled splashback, low flush WC, UPVC double glazed frosted window, radiator, cushioned flooring, understairs storage cupboard

KITCHEN/BREAKFAST ROOM 14' x 8' 9" (4.27m x 2.67m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary worktops having ceramic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome swan neck mixer tap, integrated stainless steel electric oven with electric hob and extractor hood above, space and plumbing for automatic washing machine, space for free standing fridge/freezer, two panelled radiators, tiled floor, UPVC double glazed window and part glazed door opening into:

CONSERVATORY 14' 4" x 11' 4" max. (4.37m x 3.45m) Of UPVC construction with part fixed and opening windows atop a dwarf brick wall, tiled floor with underfloor heating, electric wall mounted radiator, personal door to rear of garage, glazed double doors open onto the rear garden

FIRST FLOOR LANDING UPVC double glazed front aspect window, staircase to second floor, panelled radiator

LOUNGE 19' 5" x 8' 4" (5.92m x 2.54m) A light double aspect room with UPVC double glazed window overlooking rear garden, laminate flooring, two panelled radiators, fitted electric fire, space for dining table, UPVC fully glazed double doors open onto the balcony

BALCONY A generous south facing balcony, timber decked with ample space for table and chairs, wrought iron balustrade

BEDROOM 3 8' 11" x 6' 9" (2.72m x 2.06m) UPVC double glazed rear aspect window, panelled radiator

FAMILY BATHROOM Fitted with a modern white suite comprising low flush WC, pedestal wash hand basin, panel enclosed bath with mixer tap, shower attachment and shower screen, part ceramic tiled walls, panelled radiator, cushioned flooring, extractor fan

SECOND FLOOR LANDING UPVC double glazed front aspect window, panelled radiator, built in airing cupboard housing the hot water cylinder with slatted wooden linen shelving

BEDROOM 2 9' 1" x 8' 1" (2.77m x 2.46m) UPVC double glazed front aspect window, radiator



MASTER BEDROOM 16' x 10' 1" (4.88m x 3.07m)

Two UPVC double glazed rear aspect windows, range of built in wardrobes, loft hatch to part boarded loft space, two panelled radiators, door to:

EN-SUITE BATHROOM Fitted with a modern white suite comprising pedestal wash hand basin, low flush WC, panel enclosed bath with wall mounted electric thermostatic shower with shower screen, part ceramic tiled floors, cushioned flooring, extractor, chrome ladder style heated towel rail

OUTSIDE - REAR The rear garden has been designed for ease of maintenance and comprises flower and shrub borders edged with timber decking, two raised vegetable troughs and is enclosed by wood panel fencing. The rear garden backs on to a small wooded copse

OUTSIDE - FRONT A driveway leads to the INTEGRAL GARAGE measuring 20' 2" x 8' 4" with up and over door. There is a small landscape coastal garden laid with shingle interspersed by a variety of shrubs and plants.

AGENTS' NOTE On the front of the roof solar panels have been fitted which reduce electricity bills and provide an annual income of around £500 p.a.

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

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Ref: 14128





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	81	87
(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	

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