

**12, Shillito Road, Parkstone,
Poole, BH12 2BN**



Property overview

Guide Price £350,000

A three bedroom semi-detached house situated conveniently for Ashley Road, and travel routes to Poole Town Centre, Westbourne, and Bournemouth Town Centre. Also well placed in popular school catchments (i.e. Heatherlands Primary and Courthill School).

The accommodation (which has been reconfigured by the current owners) offers hallway, lounge, 17'1" kitchen/breakfast/diner with French doors to rear on the ground floor. With landing, three bedrooms and bathroom on the first floor.

The property also features UPVC double glazing, gas fired central heating, 79'0" rear garden with patio, brick-built external storage, and driveway parking.



Accommodation

Entrance Via:

UPVC double glazed door to:

Hallway 14' 7" x 4' 10" (4.44m x 1.47m)

Smoke alarm, central heating thermostat, radiator with cover, door to under stairs cupboard (providing shelving and storage, also housing electric consumer unit and meter and light point), laminate flooring, stairs to first floor, doors to accommodation.

Lounge: 11' 3" x 10' 8" max into recess (3.43m x 3.25m)

Window to front aspect, gas fire with tiled surround, fitted chimney recess cabinets, radiator, laminate flooring.

Open Plan Kitchen/Breakfast/Diner: 17' 1" max into recess x 11' 6" (5.20m x 3.50m)

Dining Area:

Concertina double doors from hallway, original chimney hearth with glazed enclosure, radiator, laminate flooring, French doors and steps leading to rear patio and garden, open plan with:

Kitchen/Breakfast Area:

Range of eye and base level units, work surfaces incorporating breakfast bar area, spaces for low-level fridge and freezer, Smeg cooker with stainless steel splash-back and hood over, stainless steel sink/drainage with mixer tap over, space and plumbing for washing machine, integrated slimline dishwasher, laminate flooring, window to rear aspect, door and steps to rear giving access to external storage and rear patio and garden.

Landing: 10' 7" max x 6' 2" (3.22m x 1.88m)

Hatch to loft, smoke alarm, doors to accommodation.

Bedroom One: 11' 3" x 10' 8" max into recess (3.43m x 3.25m)

Window to front aspect, radiator.

Bedroom Two: 10' 5" x 9' 5" (3.17m x 2.87m)

Window to rear aspect, radiator, central heating and hot water digital control panel, door to airing cupboards (housing gas fired Worcester boiler with slatted shelving and hot water tank).

Bedroom Three: 11' 8" x 7' 3" (3.55m x 2.21m)

Window to rear aspect, radiator.

Bathroom: 6' 3" x 6' 2" (1.90m x 1.88m)

Extractor fan, obscured window to front aspect, radiator, WC, pedestal wash handbasin (with tiled splash-back, and mirror cabinet over), panelled bath with glazed shower screen and electric shower over.

Front External:

Front garden area is landscaped with timber retainers and bark bedding with a variety of ornamental shrubs and plants all enclosed by low-level brick wall. There is also a drive providing off-road parking with shingle bed to the side. Drive leads to the front door and side path leads to gate which opens to:

Rear Garden: 79' 0" approx

Timber retained patio area with raised bed accessed from the dining area, additional hardstanding accessed from the kitchen area leading to two brick-built storage sheds, additional patio area. The rest of the garden is mainly laid to lawn with established trees and bushes, all enclosed by timber panelled fencing and hedging.

Photography











Floor Plan



EPC

Energy performance certificate (EPC)		
12, Shillito Road POOLE BH12 2BN	Energy rating D	Valid until: 24 February 2026 Certificate number: 0945-2825-7026-9826-8451

Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

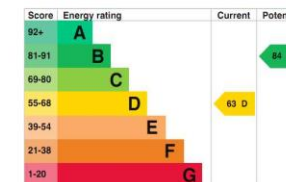
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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