



Southhill Road, Parkstone, Poole, Dorset

Guide price £345,000

FANTASTIC INVESTMENT OPPORTUNITY OR CONVERSION BACK INTO A FAMILY HOME. Southhill Road, Parkstone, £345,000 Guide Price. Thacker and Revitt are pleased to market this detached house currently let as two apartments; a three bedroom maisonette and a studio apartment with own entrance. It has a current rental income of £1875pcm with both tenancies going onto a periodic agreement and notices served to tenants. This could easily be turned into a family home again if required and would not take too much to do as the main boiler covers the whole property. Gas central heating and double glazing. Great location with off road parking for two cars. Currently the gardens have been separated off so that both apartments have their own gardens. This property is freehold and is being offered with NO FORWARD CHAIN. For more information on this property please contact Thacker and Revitt and book your next viewing. Council Tax bands B & A.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

GROUND FLOOR STUDIO

Access from the rear of the property. UPVC double glazed door leading into the main studio. Large window to rear aspect overlooking the patio and garden area.

OPEN PLAN LOUNGE BEDROOM

7'8" x 10'2" bed area & 11'6" x 10'9" lounge area (2.34 x 3.12 bed area & 3.52 x 3.30 lounge area)

Main studio living room, currently divided by a wooden framed and glass panel wall divide, creating the feel of bedroom and lounge. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Two panelled radiators, light switches and plug sockets. TV point. Space in the bedroom area for wardrobes, double bed and units.

KITCHEN

5'10" x 9'1" (1.79 x 2.79)

Door leading into the kitchen with white ceiling, part tiled and part painted walls. Tiled flooring. A range of light wood coloured fronted wall and base units with handles. Stainless steel sink with drainer and chrome effect fittings. Electric oven, electric four ring hob and extractor fan. Space and plumbing for washing machine and space for fridge freezer. Two UPVC double glazed windows. Light switch and plug sockets. Laminate worktops.

SHOWER ROOM

5'8" x 4'10" (1.75 x 1.48)

Door from the bedroom area leading into this modern shower room. White ceiling, fully tiled walls in cream coloured sand stone tiles, tiled flooring. UPVC double glazed window to side aspect creating natural light. Shower cubicle with opening door and fixed pane, shower tray and wall mounted electric shower. White sink with pedestal and chrome effect fittings and a wc.

FIRST FLOOR APARTMENT

ENTRANCE PORCH FOR FIRST FLOOR FLAT

3'2" x 5'6" (0.98 x 1.68)

Entrance porch being cladded to outside with tiled and pitched roof. Inside, tiled flooring and emulsion painted walls. Window. Inner front door. UPVC double glazed porch front door.

ENTRANCE HALL/STAIRS AND LANDING

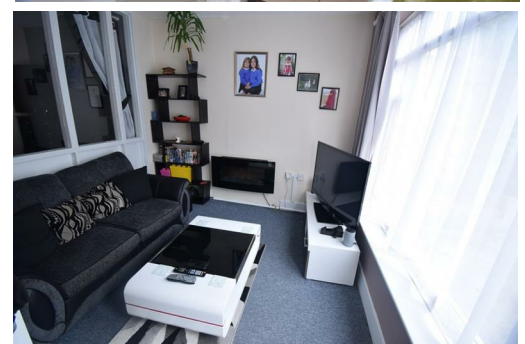
5'6" x 9'7" landing area 5'10" x 4'10" entrance (1.68 x 2.93 landing area 1.80 x 1.49 entrance)

Inner double glazed door and side fixed glass panel leading into the entrance hall area with white ceiling, emulsion painted walls and laminate light wood coloured flooring. Built in cupboard with two opening doors housing electric meters. Ceiling light fitting, light switch. Window to side aspect and doors to all ground floor rooms. Radiator. Stairs with wooden hand rail leading to first floor landing area.

BEDROOM ONE (GROUND FLOOR FRONT FACING)

11'3" x 15'4" (3.44 x 4.69)

Wooden door leading from the landing area to the double bedroom (front facing aspect) with white ceiling, emulsion painted walls and fitted carpet. UPVC double glazed window. Two double built in wardrobes both with two doors and rails and shelving inside. Radiator, Light switch and plug sockets. Ceiling lighting.



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GROUND FLOOR SHOWER ROOM

6'7" x 2'9" x 5'8" (2.02 x 0.86 x 1.75)

Wooden door leading from the entrance hall into the shower room with white ceiling, tiled walls and tiled flooring. White sink with chrome effect mixer tap and base vanity cupboard. White wc with seat, lid and cistern. Step into the tiled shower area with wall mounted shower fitting and fully tiled walls. Wall mounted bathroom cabinet. Ceiling light fitting and wall mounted mirror. Extractor fan.

KITCHEN

Opening into the kitchen from the landing area. Galley style kitchen with white fronted units and laminate worktops. Double glazed window to front aspect overlooking the drive and main road. Built in cupboard for storage. Ceiling lighting, light switch, plug sockets and fuse switches. Four ring gas hob, electric oven and extractor fan. Space for fridge, space and plumbing for washing machine. Sink with drainer and metal fittings.

LOUNGE

15'0" x 10'0" into bay window area (4.59 x 3.06 into bay window area)

Wooden door leading into this reception room with front facing aspect. White ceiling, emulsion painted walls and fitted flooring. UPVC Double glazed window to front aspect. Paneled radiator, two wall lights, light switch and plug sockets.

BEDROOM TWO (DOUBLE REAR FACING)

11'6" x 12'6" (3.52 x 3.82)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. UPVC double glazed window to rear aspect. Ceiling light fitting. There are two double built in wardrobes with opening doors with rails and shelves inside. Light switch and plug sockets.

BEDROOM THREE (SINGLE REAR FACING)

12'1" x 5'11" (3.70 x 1.81)

Door leading into this single bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted flooring. UPVC double glazed window to rear aspect. Ceiling light fitting, light switch and plug sockets.

BATHROOM

8'0" x 5'1" (2.46 x 1.57)

Door leading from the landing area into this bathroom with white ceiling, emulsion painted and partly tiled walls and fitted flooring. White suite consisting of bath with side panel, sink with chrome effect fittings and wc. Panelled radiator. Ceiling lighting. UPVC double glazed window to side aspect creating natural light.

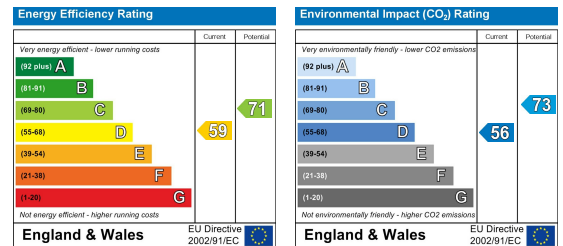
REAR GARDEN AND PARKING

Currently the garden has been divided off so that both flats have their own enclosed gardens, which could be easily put back if wanting to convert back into a family home. Outside to the front is concrete hard standing for two cars. Side path with gate leading to the rear garden and ground floor flat. Hedging to one side of the front area and wall to the other side. There are good sized brick store buildings at the back of the garden.

TENURE

The property is currently let as two flats. The property is being sold as a whole and is FREEHOLD.





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