



108 Dorchester Road, Upton, Poole, BH16 5NT

Asking Price **£645,000**

- Detached Cottage
- Three/Four Double Bedrooms
- Low Maintenance Garden
- Annex - Income Generating
- Close to Favoured Schooling
- Character Features Throughout
- Driveway & Detached Garage
- Two Reception Rooms
- Dating Back to Circa 1790
- Has to be Viewed!

108 Dorchester Road, Poole BH16 5NT

A unique 1790's detached cottage offering a host of character features and flexible accommodation - including an annex that provides a fantastic business opportunity!



Council Tax Band: E



Dorchester Road

Built circa 1790, this property offers a fantastic opportunity to acquire a character home situated within a favoured suburb of Poole close to local amenities & superb schooling.

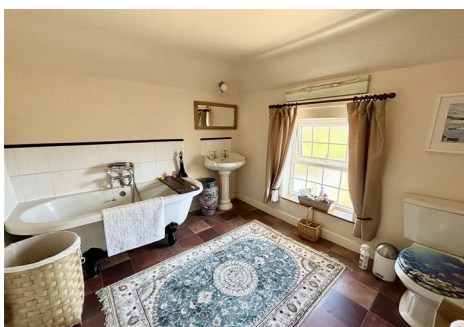
On the ground floor there is a good sized living room, formal dining room, the annex space and a 'shaker style' kitchen overlooking the garden. The first floor comprises three double bedrooms, large family bathroom and a modern en-suite shower room. The annex itself comprises a large bedroom/studio space, kitchenette area and a shower room.

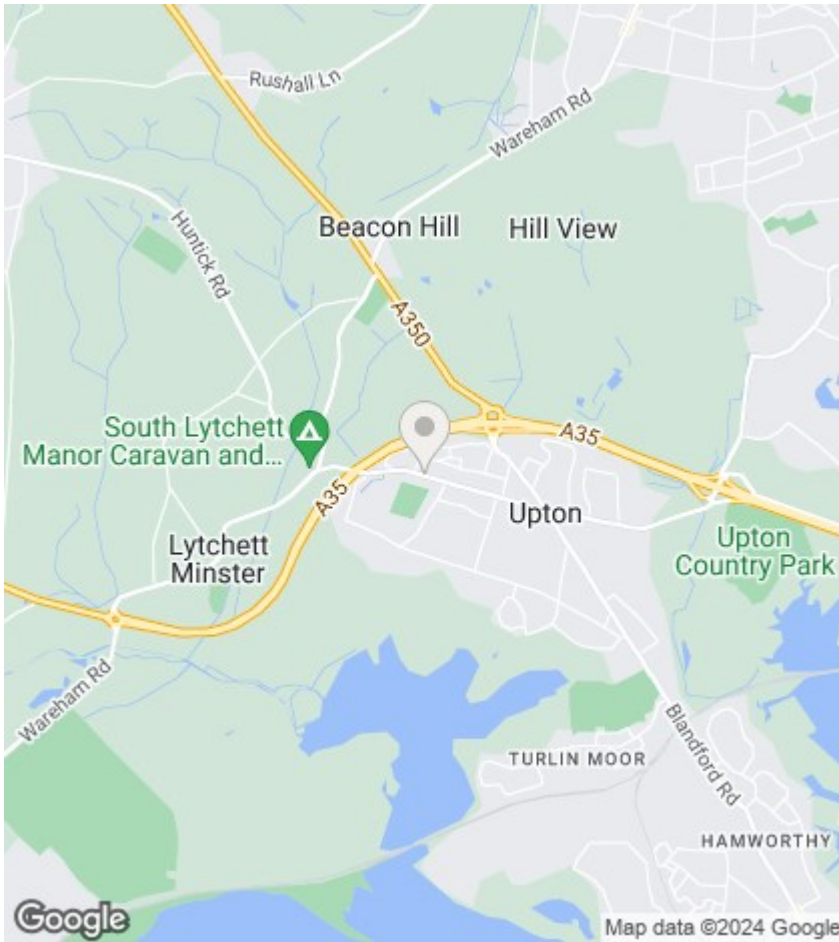
Whilst the annex space would be ideal for a dependant relative requiring their own space, it represents a fantastic opportunity to generate an income it could be totally self contained and has a separate entrance. The seller currently has an ongoing stream of bookings from AirBnB & Booking.com, ranging from £90-110 per night.

Further benefits include a driveway providing off-road parking for four cars, a low maintenance rear garden, gas central heating and UPVC double glazing. There is also a detached garage to the rear which is accessed via an electric roller door, the seller has improved this space so that is useful for more than the average garage.

In order to appreciate the many features of this home, it simply has to be viewed internally. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience!







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

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

Dorchester Road, Upton

