



## 24 Vine Farm Close, Talbot Village, Poole BH12 5EJ

Nicely positioned close to popular local schools, amenities, Talbot Heath and the centre of Bournemouth lies this spacious detached family home. The house requires updating throughout and represents an ideal refurbishment project and it is offered with no forward chain.

**EPC: TBC Council Tax Band: E PRICE: £469,950 Freehold**

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## Key Features

- DETACHED FAMILY HOUSE REQUIRING UPDATING THROUGHOUT
- ENTRANCE HALLWAY & CLOAKROOM
- LARGE LOUNGE
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- FAMILY BATHROOM
- DRIVEWAY LEADING TO DETACHED DOUBLE GARAGE
- FRONT & REAR GARDENS
- POPULAR LOCATION

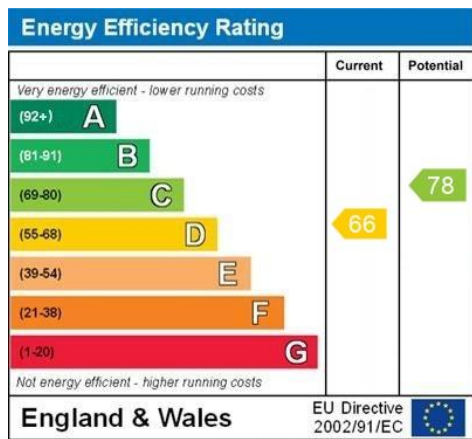
## The Property

A side door leads into the entrance hallway with a cloakroom. From here doors then lead off a spacious lounge to the front and located opposite there is a separate dining room and kitchen/breakfast room with the potential to open up and create an open plan Kitchen/Diner.

Located on the first floor the master bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms with fitted wardrobes to bedroom two and a family bathroom.

Outside there is a tarmac driveway providing ample off road parking with a front lawned garden area to the side. This leads up to a detached double garage and there is additional rear garden space located behind.

There are similar properties around located within this quiet cul-de-sac and the house is situated within a popular and sought after development.



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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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