



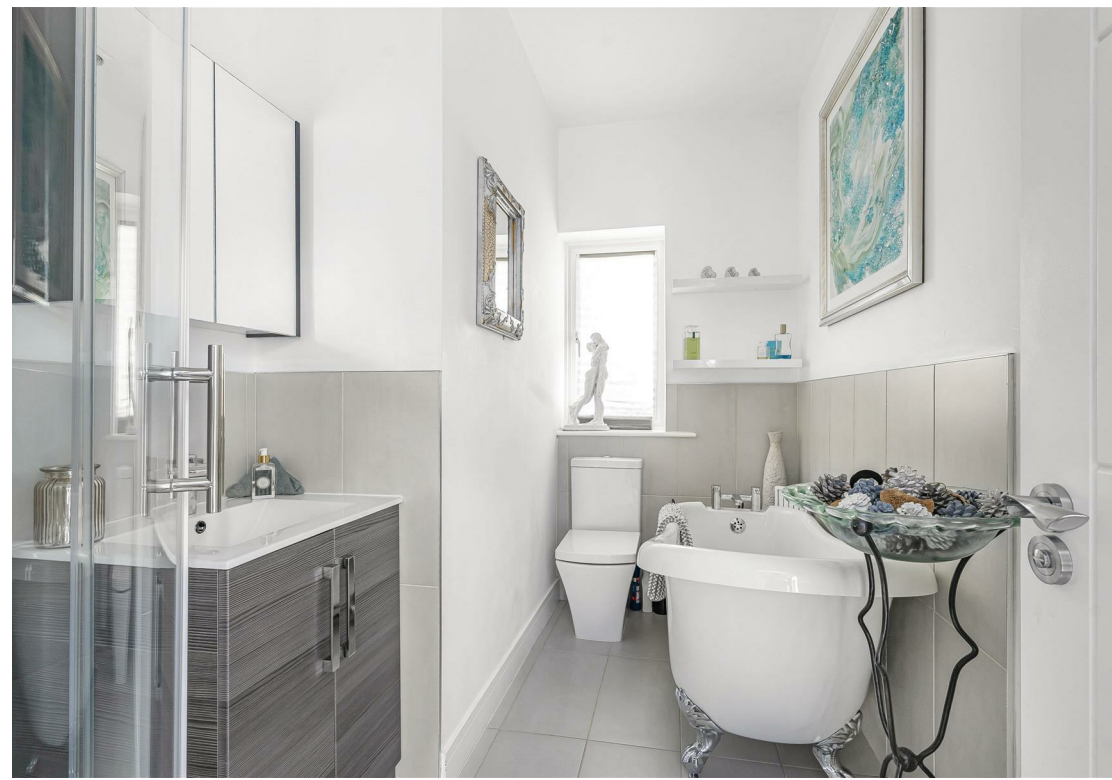
£2,250

21 Blandford Road, Poole, BH15 4AS



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Property Description

This unique four-bedroom semi-detached house, once home to The Potters Arms pub has been beautifully transformed to retain its original charm across three floors. The property is available with no onward chain and offers a welcoming living room, a spacious kitchen and dining area with French doors that open onto a private courtyard garden, a utility room, and a versatile room that could serve as an office or additional bedroom, along with a convenient downstairs WC.

On the first floor, the main bedroom features an en-suite bathroom, alongside a second double bedroom, a family bathroom, and a south-facing glass balcony with lovely views over the nearby water.

The top floor offers a further double bedroom with an en-suite and a Juliet balcony, which also takes in scenic water views.

Outside, the property boasts a driveway with space for two cars, and the rear courtyard is beautifully landscaped with a combination of patio slabs and gravel, creating a low-maintenance outdoor space.

Located just a short walk from Poole town centre and Poole Quay, this home is ideally placed for those seeking a peaceful setting with easy access to local amenities. Poole Quay is a hub of activity with a variety of restaurants, cafes, and shops, making it the perfect spot to enjoy waterfront living.

Families will appreciate the proximity to local schools, including Hamworthy Park Junior School and St. Michael's CE VA Primary School. With public transport links and excellent access to Poole Harbour and beyond, this property offers the perfect blend of convenience and tranquillity, whether for permanent residence or as a charming holiday home.

The best way to fully appreciate everything on offer here and avoid the disappointment of moving out is via an internal viewing.

FEATURES & SPECIFICATIONS

- FOUR BEDROOM SEMI-DETACHED HOUSE
- THREE BATHROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- PRIVATE COURTYARD GARDEN TO THE REAR
- PRIVATE TERRACE OFF THE FIRST FLOOR LANDING
- BEAUTIFULLY CONVERTED BUILDING
- STUNNING OPEN PLAN LIVING SPACE ON THE GROUND FLOOR
- HIGHLY SOUGHT AFTER LOCATION
- DECEPTIVELY SPACIOUS ACCOMMODATION OVER THREE FLOORS
- UTILITY ROOM OFF THE KITCHEN



Approximate Gross Internal Area 1577 sq ft - 147 sq m

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 492 sq ft – 46 sq m

Second Floor Area 301 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



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