



102

Canford Cliffs Road, Poole, Dorset, BH13 7AE



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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An impressive detached character family home situated on a fantastic plot approaching 0.5 acres and in one of the areas most popular roads. With 5 bedrooms, 3 reception rooms, garage and ample off road parking.

- 200FT WEST FACING GARDEN
- TRADITIONAL FAMILY HOME
- FIVE BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- WELL PRESENTED

Local Authority BCP, Tax Band G, Tenure:



Property Comprises

A substantial character family home with five bedrooms, two bathrooms and set on an excellent sized plot of almost 1/2 acre in Canford Cliffs Road, within walking distance of Parkstone Golf Club whilst also being close to Canford Cliffs and Penn Hill Village.

This bright and spacious family home retains many original features, comprising a large entrance hall providing access to the lounge, sun room, separate dining room and the kitchen/breakfast room, there is also a downstairs cloakroom and utility room.

To the first floor there is a spacious landing area with a large feature window which leads to; five bedrooms and two bathrooms.

Externally the property boasts an impressive, 200ft west facing rear garden this is a particular feature of this home being west facing and extremely private. To the front of the property there is a driveway providing ample off-road parking and access to a large garage.

Available now on an unfurnished basis.

EPC Rating - D

Council Tax Band - G

Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.





Property Requirements

No pets

No smokers

You must be able to pass a credit check to rent this property

Household annual income 30 x Monthly Rental (£90,000)

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Main area: Approx. 210.8 sq. metres (2268.5 sq. feet)
Plus garages, approx. 14.2 sq. metres (152.9 sq. feet)
Plus balconies, approx. 5.3 sq. metres (57.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk
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Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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