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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



55 Taverner Close

Poole, Dorset, BH15 1UP

£339,950 Freehold



- End-Terraced House
- Modernisation Opportunity
- Garage & Driveway & Visitor Parking
- Council Tax Band C
- Close Proximity to Poole Quay
- Three Bedrooms
- Modern Shower room
- Front & Rear Garden
- EPC Rating C
- No Onward Chain

Set within a cul-de-sac location in Taverner Close, Poole, this modern end terraced house presents an excellent opportunity for those seeking a 3-bedroom family home. Built in 1987, the property boasts a triple aspect reception room which adjoins the kitchen and leads into the rear garden terrace. An ideal family home with three bedrooms, two of which are doubles and a modern shower room. While the property is already well-maintained, some updating could enhance its appeal, allowing you to personalize the space and truly make it your own. Additional features include an integrated single garage with an electric door. The front garden is laid to lawn, and the generous rear garden provides a lovely terrace area. There is convenient garage & driveway parking available, with additional visitor parking spaces nearby. The location in Poole is particularly attractive due to its proximity to local amenities, schools, and beautiful coastal areas. Whether you are a first-time buyer or an investor looking for a project, this house in Taverner Close presents a promising opportunity to create a lovely home in a desirable location.



Hallway 3'8" x 2'11" (1.12 x 0.91)

A wooden front door approaches the Inner porch, with an internal partially glazed wooden door that leads into the living room.

Living Room / Diner 21'8" x 11'5" (6.61 x 3.48)

A generously sized triple aspect living room accesses the stairs to the first floor and leads through to the kitchen featuring UPVC patio doors to the rear garden terrace. Carpet flooring, pendant light fittings & two radiators. Gas fire. The side window & rear patio doors have been replaced with UPVC.

Kitchen Area 10'8" x 8'7" (3.27 x 2.62)

Within the open plan living accommodation is the rear aspect kitchen area. A fitted kitchen with fitted appliances, including a gas hob beneath an extractor stainless steel canopy. Electric oven, and space for a full-height fitted fridge/freezer, washer dryer, and slim-line dishwasher. Ceiling spotlights. A range of wooden base cupboards & wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Tiled splashback & flooring. Under-stairs storage cupboard. UPVC rear window.

Landing 9'8" x 9'2" (2.97 x 2.80)

Access to all bedrooms and the family shower room. Airing cupboard with Worcester Boiler. Radiator. Carpet flooring. Loft access with ladder. Pendant light fitting.

Bedroom 1 12'10" x 9'7" (3.92 x 2.94)

A dual aspect, generously sized master bedroom overlooks the front views with space for double wardrobes. Carpet flooring, with a pendant light fitting & radiator. Wooden-framed double-glazed window.

Bedroom 2 9'4" x 8'0" (2.85 x 2.45)

A front aspect double bedroom with space for double wardrobes. Carpet flooring, Pendant light, radiator. Wooden-framed double-glazed window.

Bedroom 3 10'0" x 9'6" (3.05 x 2.90)

The third bedroom overlooks the rear garden with built-in mirrored double wardrobes. Carpet flooring, with pendant light fitting & radiator. Wooden framed double-glazed window.

Shower room 6'8" x 4'9" (2.05 x 1.45)

Well presented and fully tiled, featuring a walk-in shower, a contemporary built-in wash basin, and a concealed cistern low-level WC. Stylish tiled walls and tiled floor. Recessed ceiling spotlights. Extractor fan. Stainless Steel heated towel rail. Wooden-framed frosted double-glazed rear window.

Outside

The front garden is laid to lawn with the driveway approaching the front porch & integrated garage. To the rear is a generously sized and fully enclosed patio laid terrace, with gated rear access. Brick-built BBQ.

Garage 15'4" x 8'1" (4.68 x 2.47)

Integrated garage with electric door. Power and light.

Parking

Garage & driveway parking with additional visitor parking spaces to the front of the property.

Tenure

Freehold

Communal service maintenance charge - £379 (2025)

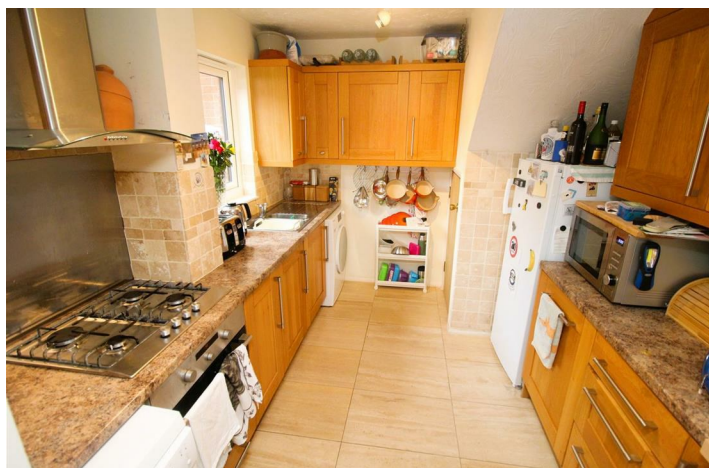
Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

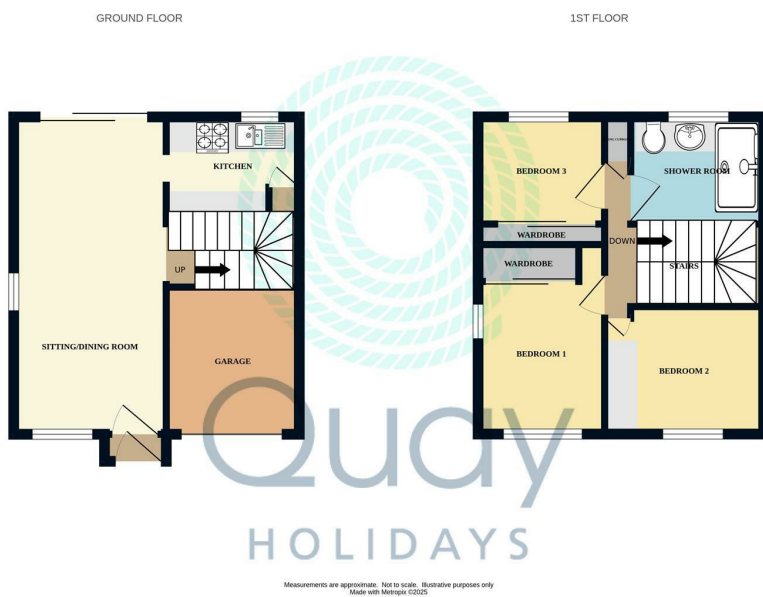
Council Tax Band C

EPC Rating C

Environment Agency Flood Risk: very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Broadband: Standard 14 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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