



**Charlotte Close, Poole BH12 5HR**



**welcome to**

## **Charlotte Close, Poole**

\*\*\* A MUST VIEW \*\*\* Spacious and modern five-bedroom detached house with self-contained annex, situated in a quiet cul-de-sac within the sought after location of Talbot Village. A short walk away from good schools, a doctor, dentist, pharmacy, café, two University campuses and a transport hub.





**Ground Floor**



**First Floor**

**Entrance Hall**

15' 9" Max x 8' 7" ( 4.80m Max x 2.62m )

**Kitchen/Lounge/Diner**

26' 6" Max x 11' 3" ( 8.08m Max x 3.43m )

**Lounge**

15' 3" Max x 11' 7" ( 4.65m Max x 3.53m )

**Conservatory**

12' 7" Max x 10' 4" ( 3.84m Max x 3.15m )

**Study**

9' 1" Max x 8' 1" ( 2.77m Max x 2.46m )

**Annex Bedroom**

12' Max x 9' 5" ( 3.66m Max x 2.87m )

**Annex Kitchen/Lounge**

17' 4" Max x 14' 3" ( 5.28m Max x 4.34m )

**Double Garage**

17' 6" Max x 17' ( 5.33m Max x 5.18m )

**Bedroom One**

14' 6" Max x 14' 2" ( 4.42m Max x 4.32m )

**Bedroom Two**

10' 4" Max x 8' 5" ( 3.15m Max x 2.57m )

**Bedroom Three**

11' 8" Max x 9' 7" ( 3.56m Max x 2.92m )

**Bedroom Four**

9' 4" Max x 8' 8" ( 2.84m Max x 2.64m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Charlotte Close, Poole

- NO FORWARD CHAIN
- SELF CONTAINED ANNEX
- AUTOMATED DOUBLE GARAGE WITH EV CHARGER
- AIR CONDITIONING AND UPDATED CENTRAL HEATING THROUGHOUT
- SOUTH FACING BACK GARDEN WITH CONSERVATORY

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

**£725,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110234](https://fox-and-sons.co.uk/Property/WTN110234)



Property Ref:  
WTN110234 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**fox-and-sons.co.uk**