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40 Bishop Close, Talbot Village, Poole, BH12 5HT

Guide Price £400,000



40 Bishop Close

Talbot Village, Poole

A much-loved family home occupying an enviable position at the end of a peaceful cul-de-sac in the ever-popular area of Talbot Village. Enjoying a private setting overlooking heathland, the property comprises an entrance hallway, a spacious kitchen to the front, and a lounge with a separate dining room to the rear. The dining room also benefits from direct access to the garden, while a downstairs cloakroom completes the ground floor accommodation.

The first floor continues to impress with a generous master bedroom featuring fitted wardrobes and an en-suite shower room. Two further bedrooms, both benefitting from built-in wardrobes, are served by a well-appointed family bathroom. The home also benefits from double glazing and central heating throughout.

The rear garden is a particular highlight, offering a good-sized patio and a lawned area. With nothing behind and a southerly aspect, it provides the perfect retreat in which to relax and enjoy the sun. To the front, a driveway provides off-road parking for several vehicles, complemented by a good-sized garage.



Talbot Village is a sought-after residential area straddling the boundary of Bournemouth and Poole. Originally founded in the 1860s as a model village by the philanthropic Talbot sisters, it retains a strong sense of community and heritage alongside modern conveniences. The area is particularly popular with families, students, and professionals thanks to its excellent location and amenities. It sits close to Bournemouth University and the Arts University Bournemouth, making it a hub for academic life, while also being well served by local shops, supermarkets, and the popular Talbot Heath nature reserve, which offers beautiful open heathland for walking and outdoor pursuits. Talbot Village benefits from superb transport links, with easy access to the A338 connecting to the wider conurbation and beyond. The stunning sandy beaches of Bournemouth and Poole are just a short drive away, as are the vibrant town centres with their array of shopping, dining, and entertainment options. With a good selection of schools nearby and an abundance of green space on its doorstep, Talbot Village offers an appealing blend of tranquillity, convenience, and connectivity.

Council Tax band: E

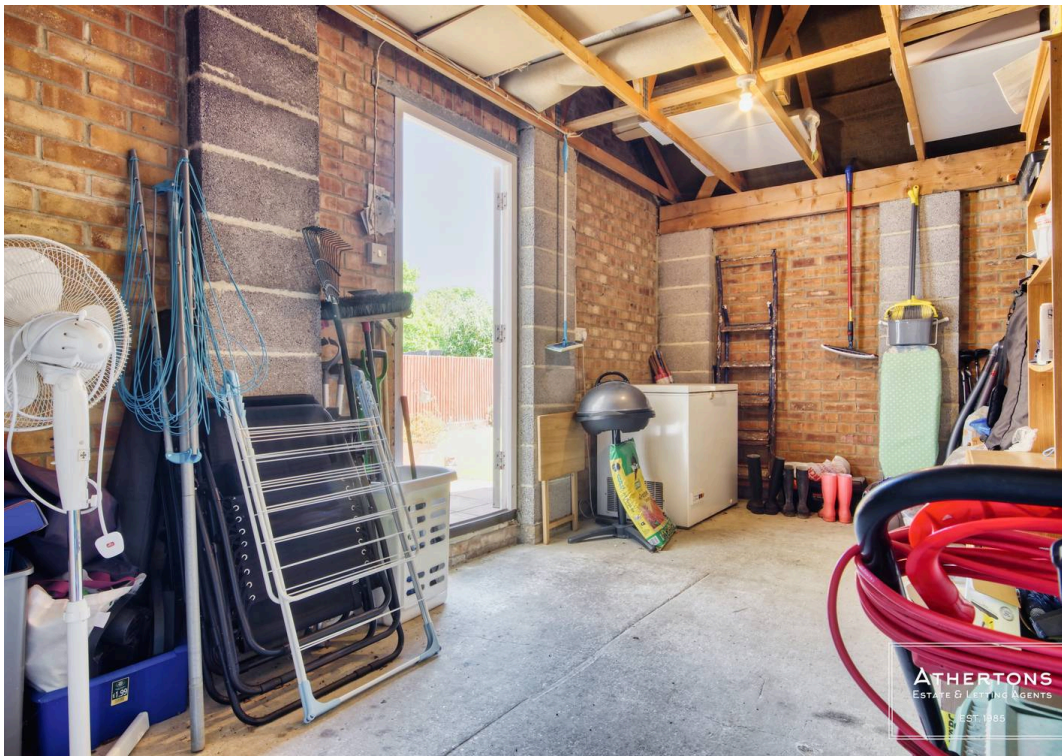
Tenure: Freehold

- Lovely Family Home In Peaceful Cul-de-Sac
- Three Bedrooms All With Fitted Wardrobes
- Master Bedroom With En-Suite Shower Room
- Two Reception Rooms
- Private South Facing Rear Garden
- Ample Off Road Parking & A Garage

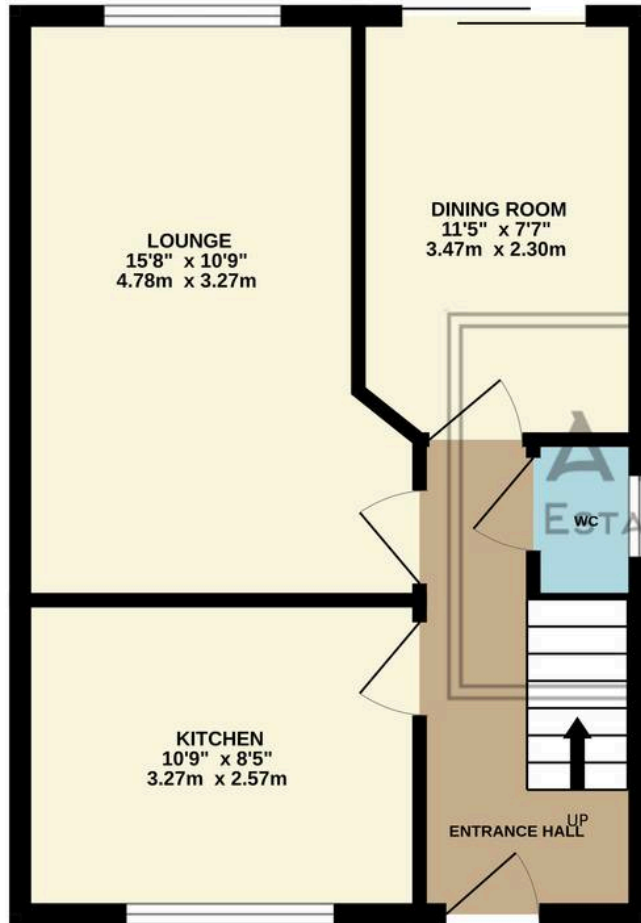




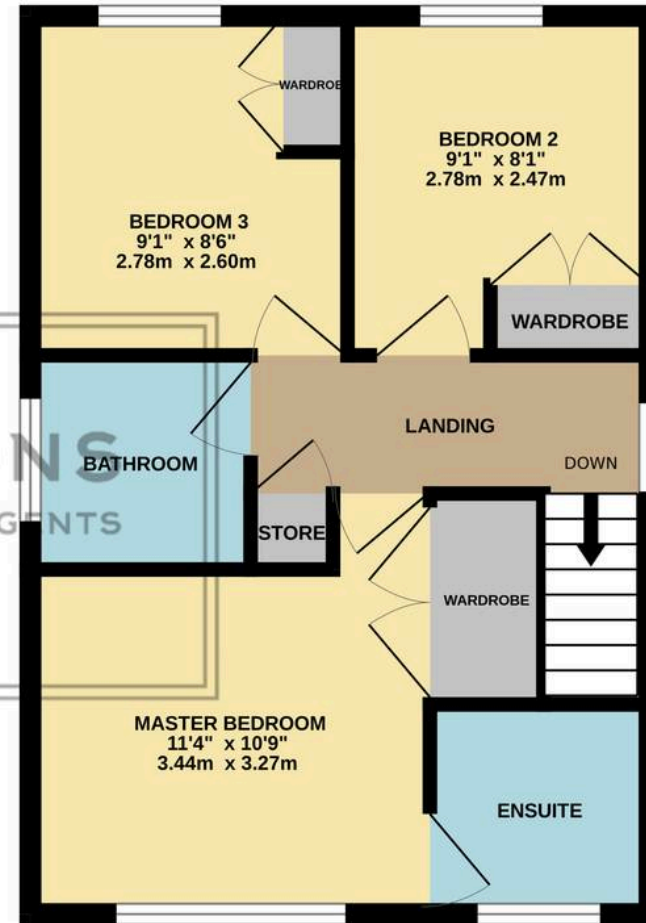




GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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