

Property Location Talbot Village, Poole

Talbot Village is a distinctive and well-established location on the Bournemouth and Poole boundary, combining historic character with excellent access to a wide range of amenities. The original village dates back to the mid-19th century and retains a number of attractive historic buildings, including cottages, almshouses and St Mark's Church. The surrounding area provides convenient access to Bournemouth and Poole town centres, while nearby Wallisdown, Winton and Westbourne offer a variety of shops, cafés, restaurants and everyday amenities. Bournemouth University is also close by, making the area particularly popular with students, professionals and families



Isaacs Close, Poole

Asking Price Of £500,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Key features:

- No Forward Chain
- Beautifully Presented
- Four-Bedroom
- Detached Home
- En-Suite to Master
- Conservatory
- Garage
- Popular Talbot Village
- Separate Kitchen
- Two Bathrooms
- Separate Dining Room
- Gas Central Heating
- Integrated Appliances
- Parking for Three

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A superb four bedroom detached family home situated in the popular Talbot Village area of Poole. Offering well-proportioned accommodation throughout. Access is via a welcoming shared side road leading to the off-road parking for up to three vehicles.

On entering, the property immediately provides a warm and homely feel, with a welcoming hallway giving access to the principal ground-floor accommodation. The main living accommodation is comfortable and well proportioned, providing an inviting space in which to relax by the gas fireplace and unwind. Natural light flows through the home, creating a pleasant and bright atmosphere.

The separate kitchen provides a range of wall and base units with storage and worktop over. There is a double oven, integrated fridge/freezer, four point gas hob and integrated normal standard size dishwasher. The dining area provides a particularly sociable part of the house and provides an excellent setting for family meals and entertaining. Doors provide access to the conservatory, which offers a fantastic place to sit and enjoy the garden from indoors. Double opening doors provide access to the secluded, enclosed rear garden. The ground floor also offers access to the integral garage, providing a mass of storage and additional parking if required.

Upstairs, there are four well-proportioned bedrooms, offering excellent flexibility for family living, guests, children or those requiring a home office. The master bedroom benefits from a modern three piece en-suite shower room. There are fitted wardrobes to bedrooms one and two. The family bathroom has a bath and separate shower facilities over, WC and wash hand basin with storage

below. Both bathroom and ensuite have wall-mounted ladder-effect chrome heated towel rails. Outside, the rear garden offers a private and pleasant space for relaxing, outdoor dining and entertaining. There is access to the garden at both sides of the property.

Agent's Notes:

Tenure: Freehold

Tax Band: F | EPC: C

Parking: Driveway 3 Vehicles

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

