



7 Bay Close, Upton, Poole, BH16 5LR

Asking Price **£495,000**

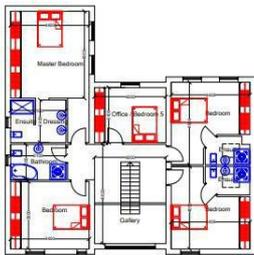
- Detached Bungalow
- Two/Three Bedrooms
- Double Garage
- Cul-de-Sac Location
- Rare Opportunity!
- Planning Granted - Ask for Details
- Approaching 0.5 Acre
- Off-Road Parking
- Close to Lytchett Bay
- No Forward Chain

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PLANNING GRANTED FOR APPROX. 4,000sq ft HOME!! We are delighted to offer for sale this exciting opportunity to acquire a detached bungalow situated on plot approaching half an acre.



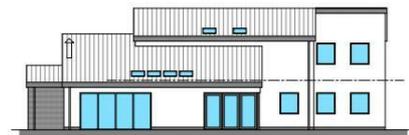
Council Tax Band: D



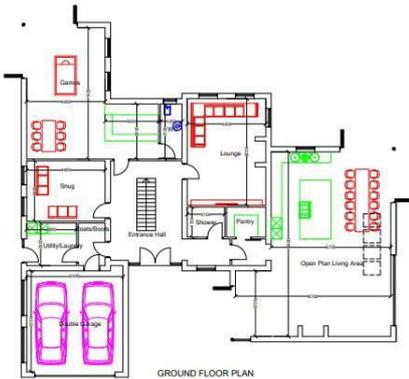
FIRST FLOOR PLAN  
GA - 14162



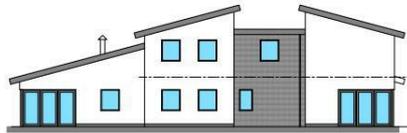
WEST ELEVATION



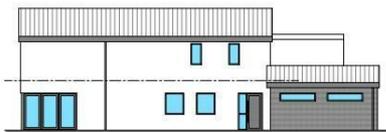
SOUTH ELEVATION



GROUND FLOOR PLAN  
GA - 25432



EAST ELEVATION



NORTH ELEVATION

<b>T D JAGGER LTD</b>	
CHARTERED BUILDING SURVEYORS	
PROJECT MANAGEMENT · DESIGN · DEVELOPMENT ADVICE	
	3 Richmond House Coleridge Business Park Mylbarn Road West Yorkshire, HX7 5QJ enquiries@tdjagger.co.uk Tel: 01422 883317 www.tdjagger.co.uk Fax: 01422 883313
Client:	Tipton
Address:	7 Bay Close Upton
Postcode:	BH16 5LR
Project:	Replacement Dwelling, Proposed
Drawings:	Floor Plans, Elevations & Site Sections
Date:	17 Dec 2017
Scale:	1:100 (BA1)
Project No:	1954-17-09
Drawings by:	T D Jagger Ltd
Checked by:	David Jagger
Drawn by:	David Jagger
Scale:	As indicated
Notes:	Drawings are to scale indicated for planning purposes. No liability is accepted for construction details. All rights reserved the part of this work may be reproduced or transmitted in any form by any means, whether electronically, mechanically, or otherwise, without the prior written consent of T D Jagger Ltd.



## Bay Close

Rarely do you find an opportunity of this nature! The sellers of this property have gone through the process of acquiring full planning permission to create a simply stunning & sizeable family home on this generous plot.

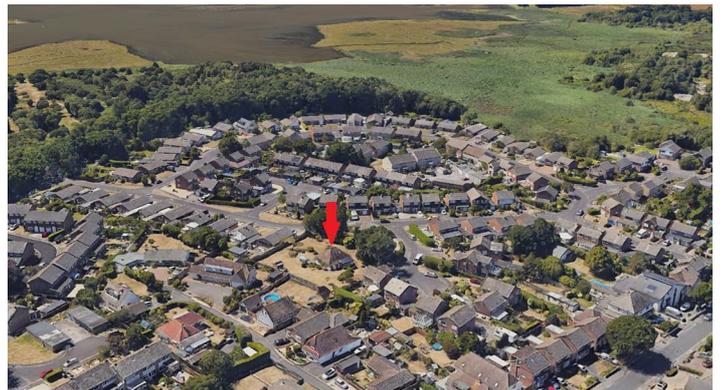
The existing property comprises three bedrooms (two of which are in the loft space), dining room, lounge with patio doors, kitchen, conservatory and shower room. It also has a double garage and off-road parking for two cars.

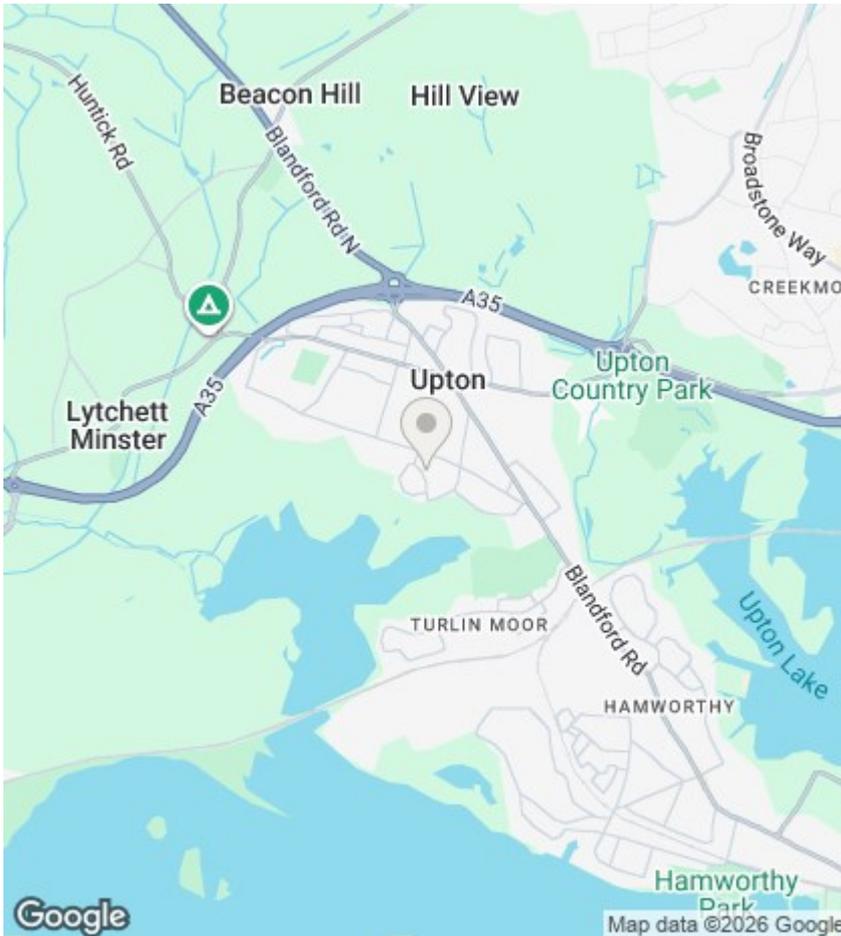
For all of the information pertaining to the planning permission, please follow this link: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=288301>. As with any planning permission, it could be possible to alter the proposed scheme to suit your personal wishes/requirements for a home.

Positioned within gardens approaching half an acre, it's also worth noting that the proposed property would still benefit from a great sized garden. Bay Close is a quiet cul-de-sac within easy reach of Lytchett Bay Nature Reserve, ideal for those who enjoy having open green space on their doorstep.

For more information, or to arrange a viewing, please contact GREYS of Upton.







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

