





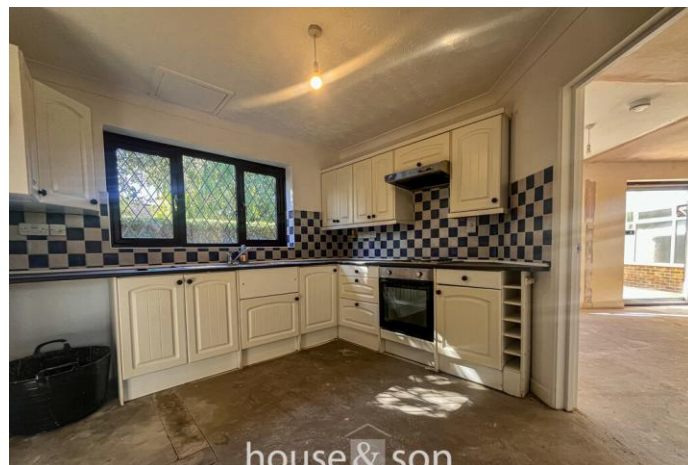
HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this modern four double bedroom end of terrace house comprising lounge/diner and conservatory to the rear, separate study/work from home/reception room, kitchen, utility room, ground floor cloakroom (potential shower room), four first floor double bedrooms, en-suite to master bedroom and family bathroom. Externally, there is a block paved driveway with parking for several vehicles leading to integral garage. The rear garden is private, lawned with patio area and fence enclosed enjoying a southerly private outlook.

This property is located in the ever popular location of Talbot Village with immediate local shopping, travel links and schooling for all ages close by.

This well presented family home comes with no forward chain and is not to be missed. Cowing is highly recommended.



ENTRANCE

Panelled and double glazed front door.

ENTRANCE HALL

A deep and wide reception entrance hall. Large understair storage closet. Provision for shoes and coats etc. Radiator.

LOUNGE/DINER

21' 0" x 11' 10" (6.4m x 3.61m)

Full height sliding patio doors to the rear leading to the conservatory. A bright and illuminated room. Two radiators. Media point. Coved ceiling. Further double glazed window

to the rear overlooking the southerly aspect garden.

Agent's note: The image is AI-generated. Currently being redecorated in matt white.

STUDY/WORK FROM HOME OFFICE

11' 8" x 7' 7" (3.56m x 2.31m)

Double glazed window to front with view over cul-de-sac. Radiator.

CONSERVARY

12' 3" x 12' 1" (3.73m x 3.68m)

Dwarf wall with pitched roof. Double glazed windows to the side and rear overlooking the southerly aspect patio and lawned garden. Inset double glazed doors accessing onto the rear garden.

KITCHEN

10' 11" x 10' 6" (3.33m x 3.2m)

Double glazed window to the rear overlooking private lawned garden to the rear. Stainless steel sink unit and drainer. Fitted range of eye level and complementing base units incorporating drawers, roll top work surfaces over. Inset four ring electric hob, electric oven and cooker filter hood over. Space for undercounter fridge, space for fridge/freezer.

UTILITY ROOM

8' 5" x 6' 8" (2.57m x 2.03m)

Wall mounted boiler. Eye level units. Space and plumbing for washing machine, space for tumble dryer, space for further appliance, work top surfaces over. Double glazed window to the rear with double glazed door access to the southerly aspect garden.



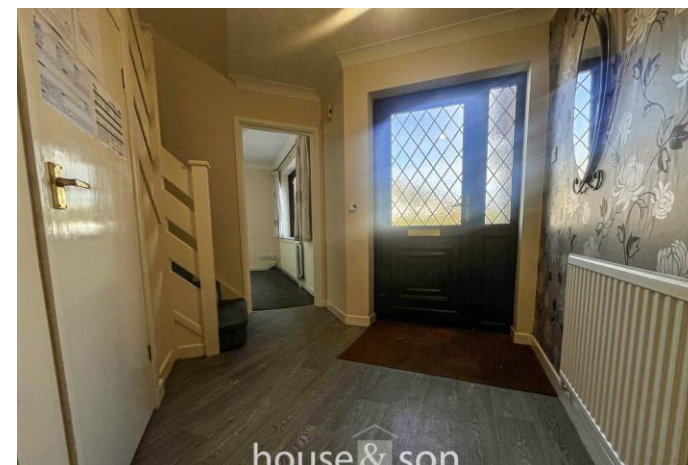
GROUND FLOOR CLOAKROOM

5' 5" x 3' 11" (1.65m x 1.19m)

Potential for shower. Currently half tiled walls, low level WC, pedestal wash hand basin.

STAIRS TO FIRST FLOOR LANDING

A bright and illuminated space. Double glazed window overlooking the cul-de-sac. Radiator. Airing cupboard and additional storage closet. Access to loft.







MASTER BEDROOM

13' 0" x 10' 9" (3.96m x 3.28m)

Double glazed window to the rear overlooking the lawned private garden. Built in range of wardrobes. Radiator.

EN-SUITE

6' 10" x 6' 5" (2.08m x 1.96m)

Quadrant oversized shower with glazed doors. Furniture with storage and inset wash hand basin. Low level WC. Part tiled walls. Double glazed window to the rear. Radiator.

BEDROOM TWO

11' 8" x 11' 11" (3.56m x 3.63m)

Double glazed window to the rear. Radiator. Wardrobe.

BEDROOM THREE

11' 8" x 7' 7" (3.56m x 2.31m)

Double glazed window to the front. Radiator.

BEDROOM FOUR

8' 5" x 8' 5" (2.57m x 2.57m)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

10' 11" x 9' 6" (3.33m x 2.9m)

Obscure double glazed window to the rear. Modern three piece white suite.

OUTSIDE FRONT

Block paved parking for several vehicles, leading to integral garage.

INTEGRAL GARAGE

Up-&-over door. Power and lighting. Personal door to rear onto utility room.

SOUTHERLY ASPECT REAR GARDEN

The garden is southerly aspect, fence enclosed, enjoying a private non-overlooked position. The garden is lawned with large patio for entertaining/dining. Pathway to the side (9ft wooden gate to the front).

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

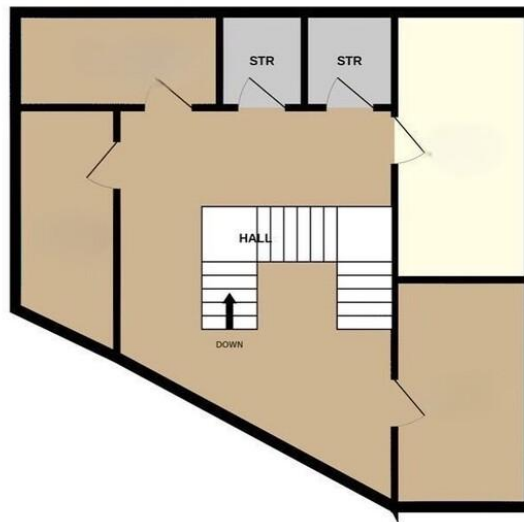
House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



Energy performance certificate (EPC)

32 Baverstock Road POOLE BH12 5EX	Energy rating	Valid until:	14 December 2032
	C	Certificate number:	9380-2838-0020-2302-7681

Property type	Semi-detached house
Total floor area	133 square metres