



**Burling Terrace Poole Road, Branksome Poole BH12 1AT**

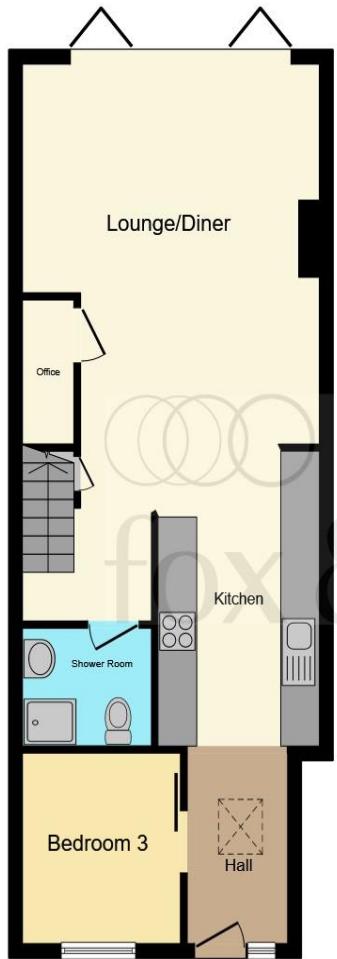
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## Burling Terrace Poole Road, Branksome Poole

Stunning four-bedroom home featuring a luxury open-plan kitchen/lounge with bi-fold doors, landscaped garden, sauna, and hot tub. Includes an en-suite master, ground-floor shower room, garage, parking, and new windows. Ideal as a high-end home or strong Airbnb investment.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

15' Max x 8' 3" ( 4.57m Max x 2.51m )

**Lounge/Diner**

18' 2" Max x 15' 3" ( 5.54m Max x 4.65m )

**Bedroom 1**

15' 3" Max x 10' 8" ( 4.65m Max x 3.25m )

**Bedroom 2**

13' 9" Max x 8' 2" ( 4.19m Max x 2.49m )

**Bedroom 3**

9' Max x 8' ( 2.74m Max x 2.44m )

**Bedroom 4**

10' 4" Max x 6' 5" ( 3.15m Max x 1.96m )

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)

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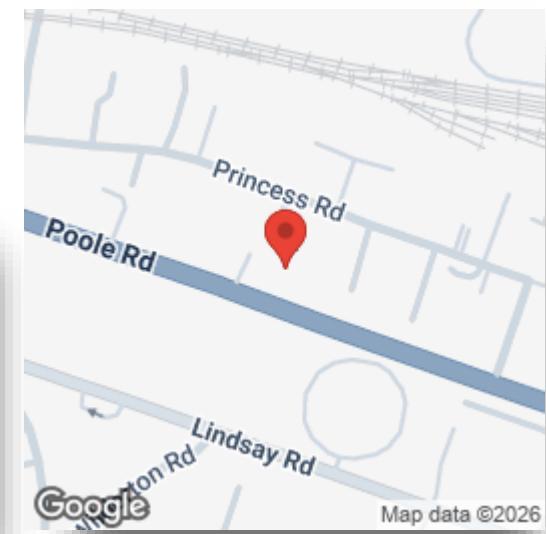
- EXCEPTIONALLY WELL PRESENTED 4 BEDROOM TERRACED HOUSE 5 MINUTE WALK TO WESTBORNE VILLAGE, BARS, RESTAURANTS AND SUPERMARKETS
- HUGE AIR BNB POTENTIAL
- STUNNING REAR GARDEN WITH SAUNA & HOT TUB
- GARAGE, 2 PARKING SPACES & ELECTRIC CHARGING PORT
- UNDERSTAIRS OFFICE ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for



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Property Ref:

WTN110657 - 0008



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