



96 Blandford Road North | Beacon Hill | Poole | BH16 6AD

- Four Bedrooms
- Elevated Bungalow
- Four En-Suite Showers
- Two Receptions
- Fixed Stairs To Loft & Storage
- Externally Accessible Cellar
- Ample Off Road Parking
- Unfurnished
- Sorry, No Pets Or Benefits
- Available Now!

For Rent
£1200 pcm

Full Description

BLANDFORD ROAD NORTH

AVAILABLE NOW >>> A versatile unfurnished elevated bungalow, formally a popular local bed and breakfast. Current accommodation comprises four en-suite bedrooms, two receptions, kitchen/breakfast room, family bathroom, front garden and off road parking. Situated on the main A350 between Poole and Blandford. With fixed stairs to ample loft space and storage, underground cellar and landscaped grounds, the property would also suit a family with mature children (please note there is no rear garden due to the position within the plot). To arrange a viewing, or for further information, please contact GREYS of Upton on 01202 622101. Sorry, no pets or benefits.

ENTRANCE

The property is accessed via a side canopy porch and UPVC door into the kitchen.

KITCHEN/BREAKFAST ROOM

16' 1" x 12' 4" max (4.9m x 3.76m)

A centrally located kitchen / breakfast room with side aspect UPVC window, radiator, polycarbonate sink and drainer unit with mixer tap, worktop with drawers and cupboards under, a range of matching eye level units, 'L' shaped breakfast bar, space and plumbing for a washing machine, space for a fridge and free standing cooker with gas point, recirculating extractor over, stairs to the loft and storage space and doors to the lounge and inner hallway. The walls are part tiled and the ceiling is textured with coving.

LOUNGE

16' 2" max x 12' 9" plus bay (4.93m x 3.89m)

The lounge has a front aspect UPVC bay window, radiator, TV and phone point, UPVC front door (rarely used), storage cupboard and door to the dining room. The ceiling is textured with coving.

DINING ROOM

12' 0" x 10' (3.66m x 3.05m)

Currently used as a bedroom; the dining room has a front aspect UPVC window, radiator, vanity wash hand basin and built in wardrobes with shelving and hanging space. The ceiling is textured with coving.

INNER HALLWAY

From the kitchen into the inner hallway, which has a radiator, rear aspect UPVC door to the courtyard and doors to the bathroom and all four double bedrooms. The ceiling is textured with coving.

BEDROOM ONE

12' 0" x 10' 8" max (3.66m x 3.25m)

Bedroom one has a side aspect UPVC window, radiator vanity wash hand basin with splashback, built in cupboard with shelving and hanging space and door to the en-suite shower. The ceiling is textured with coving.

EN-SUITE

With a toilet, electric shower with screen enclosure and extractor

fan. The walls are fully tiled and the ceiling is textured with coving.

BEDROOM TWO

9' 3" x 8' 10" (2.82m x 2.69m)

Bedroom two has a rear aspect UPVC window, radiator and door to the en-suite shower room. The ceiling is textured with coving.

EN-SUITE

6' 6" x 5' 5" (1.98m x 1.65m)

The en-suite shower room has a toilet, pedestal wash hand basin, shower cubicle with electric shower and glass screen. The walls are part tiled and the ceiling is textured with extractor fan.

BEDROOM THREE

9' 11" x 7' 6" (3.02m x 2.29m)

With a rear aspect UPVC window, radiator and door to the en-suite shower room. The ceiling is textured with coving.

EN-SUITE

With a side aspect UPVC frosted window, toilet, vanity wash hand basin, glass screen enclosure with electric shower and radiator. The walls are part tiled and the ceiling is textured with coving.

BEDROOM FOUR

10' 5" x 8' 8" (3.18m x 2.64m)

Bedroom four has a side aspect UPVC window, radiator and door to en-suite. The ceiling is textured with coving.

EN-SUITE

6' 4" x 5' 7" (1.93m x 1.7m)

With a side aspect UPVC frosted window, toilet, vanity wash hand basin and enclosed shower cubicle. The walls are part tiled and the ceiling is textured with coving.

LOFT SPACE & STORAGE

Accessed via a fixed staircase the loft room has a radiator, eaves access and side aspect Velux window overlooking the adjacent woodland.

The eaves of this property are easily accessible and provide useful storage.

CELLAR

Accessed from the outside the cellar is a useful storage area with restricted head room behind a lockable door.

OUTSIDE - REAR

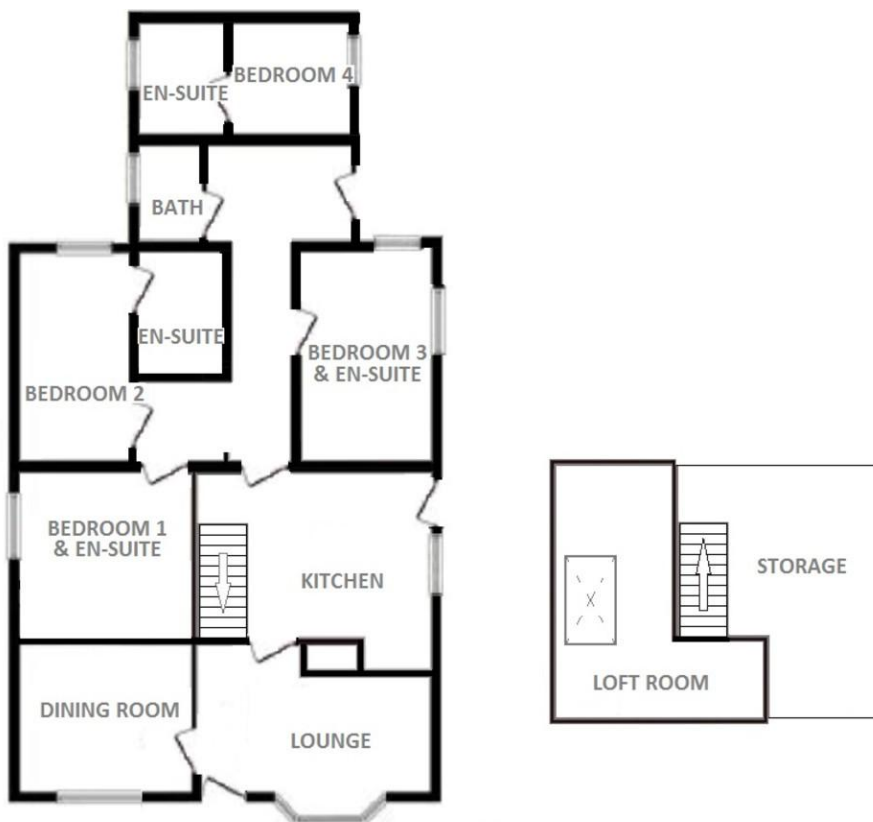
The property has been extended up to its rear boundary with two courtyard areas on opposite sides. Both laid to patio and bounded by brickwall and fencing.

OUTSIDE - FRONT

The front of the property has been sympathetically landscaped to make the best use of the elevated plot. With off road parking for three or four vehicles to the front, then a tiered area with borders supporting numerous mature shrubs and bushes. A path leads to the front door, side (main door), cellar and rear courtyard. All is enclosed by hedgerow, fencing and brickwork.

LOCATION

The property is located on the main A350 near the Limberlost Pine traffic lights. Please note this is a busy road and the property is situated on an elevated plot. The property therefore enjoys a sylvan outlook over adjacent copse and woodland.



7 The Triangle
Poole
Dorset
BH16 5PG

www.greystateagents.co.uk
upton@greystateagents.co.uk
01202 622101

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

