

**6 The Woodrisings, 10 Branksome Wood
Road, Bournemouth, Dorset, BH2 6DB**

Tailor Made
ESTATE AGENTS





Tailor Made Estate Agents are delighted to offer for sale this three double bedroom townhouse in a popular development close to Bournemouth Town Centre, backing onto Bournemouth Gardens. The property has undergone some degree of refurbishment in recent years and benefits from good sized accommodation throughout. Viewings strictly by appointment.

First Floor Accommodation

Entrance Hallway

Solid main front door opens up into a spacious tiled floor hallway with stairs leading up to the 2nd floor

Guest Cloakroom

Obscure double glazed window to front aspect. Modern Low level WC with push button Grohe flush. Duravit pedestal wash basin with Vado mixer tap. Tiled floor and walls

Kitchen

Double glazed window to front aspect. Range of low level and eye level cupboard and drawer units. Corian worktops with tiled splash backs. Inset 1 & 1/2 bowl sink with Chrome mixer tap. Integrated appliances include double oven, fridge, dishwasher, 5 gas ring hob with overhead extractor



- Delightful 3 Storey Town House
- Wonderful Location
- Modern Fitted Kitchen
- Spacious Living / Dining room
- Private terrace overlooking Bournemouth Gardens
- Master Bedroom Suite
- Bed 2 & 3 With Fitted Wardrobes
- Family Bathroom
- Oversized Single Garage
- Study / Storage Room



Lounge/ Dining Room

Two double radiators. Porcelain tiled floor. Double glazed windows and doors leading onto the extensive south facing terrace

Rear Terrace

Tiled floor with spiral metal staircase leading down to the lower ground level. Wrought iron balustrading

Second Floor Accommodation

Stairs lead up to the landing connecting the 3 bedrooms and family bathroom

Master Bedroom

Double radiator. Double glazed windows and doors to balcony. TV aerial point. Telephone point. Two double wardrobes with internal hanging rail and shelf storage space

Ensuite

Heated towel rail. Modern three piece coloured bathroom suite comprising low level WC, pedestal wash basin and panelled bath with wall mounted shower attachments

Bedroom Two

Double radiator. Double glazed windows and doors to balcony. Two double wardrobes with internal hanging rail and shelf storage space

Bedroom Three

Double radiator. Double glazed windows and doors to balcony. Five sets of double wardrobes with internal hanging rail and shelf storage space

Bathroom

Obscure double glazed window to front aspect. Modern three piece suite comprising pedestal wash basin. Walk in wet room shower. Tiled walls and floor

Ground Level

Rear entrance with wrought iron gates. Spiral staircase up to the sun terrace

Study

Telephone point. Electric light and power. Wall mounted Glow Worm gas boiler with heating thermostat

Garage

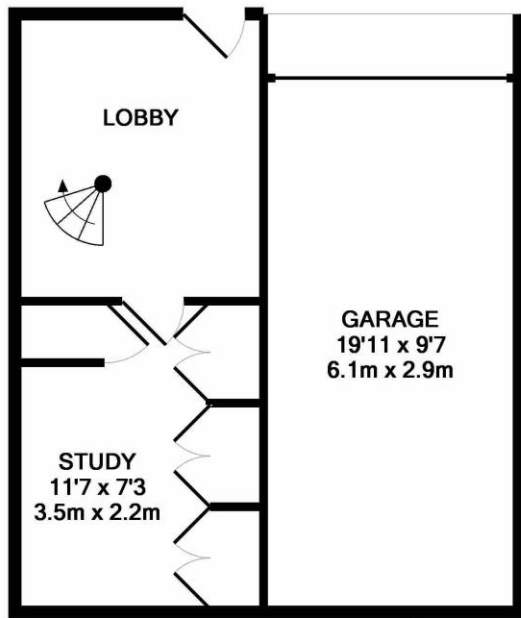
Accessed from the rear with up and over electric garage door

Please Note: The property can be accessed via the front door on the Branksome Wood Road side of the development which is referred to as first floor on the floor plan. An additional access is given to the rear of the property which is referred to ground floor on the floor plan

Guide Price: £575,000

Freehold

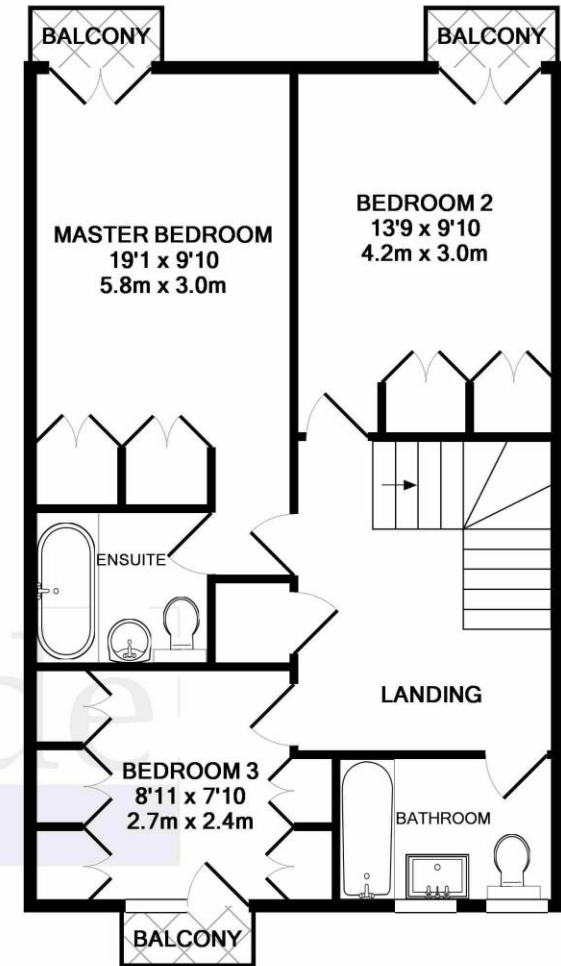




GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1653 SQ.FT. (153.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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





Woodrisings is perfectly located to indulge in all that Bournemouth has to offer.

20 minutes walk from Bournemouth's award winning "Blue Flag" beaches, Victorian pier and beach huts

10 minutes walk to the vibrant, up-and-coming Town Centre with it's lively arts and media scene and café culture

The new West Central leisure development nearby boasts a multiplex cinema and shops and restaurants, 10 minute walk.

Close to some of Britain's best scenery including Sandbanks, Studland Bay, the Jurassic Coast, Lymington sailing resort, Corfe Castle and the New Forest National Park

London is only a couple of hours away, either by car or a frequent, direct train service to London Waterloo

Bournemouth International airport is 15 minutes away, and ferries run daily from nearby Poole Harbour to France.



Council Tax Band:

E

EPC TBC

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Adrian Dunford – Director

Adrian has a fine pedigree in property services, purchasing his first property at the age of 18 and going on to run an Estate Agency in Parkstone which grew to three offices. He then veered into Finance, becoming an independent Financial Advisor for over 25 years, before coming back to agency through Tailor Made when his sister Jackie wanted to move back to Spain with her husband. Adrian's passion for the local area and years of experience in financial services make him well equipped to offer a wealth of advice. He has an entrepreneurial outlook and an exceptional perspective with a unique ability to problem solve, enabling him to suggest innovative ways to sell and purchase property.

Email : adrian@tmea.biz **Mobile:** 07802 397 888



Robert Dunford – Land and New Home Specialist

Robert was raised locally and joined Tailor Made Estate Agency in 2001. The Land and New Homes section of Tailor Made benefits from over 17 years' experience. Vendors and developers alike greatly value Robert's experience and feel safe in the knowledge that he will act in their best interests at all times. His exceptionally loyal clientele, personal referrals and repeat business form the foundation of Robert's career. To ensure efficient, complete service for you, Robert's associates have been carefully selected from the very best in the business to form a close knit "Family", offering seamless assistance to you for every aspect of your property experience.

Email: robert@tmea.biz **Mobile:** 07739 910 610



Gill Emeny – Senior Property Consultant

Gill is the founder of Tailor Made and mum to Adrian and Robert. She is finally spending more time relaxing with her husband, but still thrives on being involved with the business as she loves selling property! With over 40 years' experience of selling properties in the Poole area, Gill has sold the same house more than once! Gill is patron to the Dorset Cancer Care Foundation (DCCF), a subject very close to her heart having been diagnosed and successfully treated for the condition.

Due to her friendly approach, many of Gill's clients over the years have now become her friends.

Email: gill@tmea.biz **Mobile:** 07774 147 286



Josh Hamilton-Fletcher – Senior Property Consultant

Having recently joined the team Josh brings over 5 years' worth of property experience. Formerly working as a Senior Negotiator in the Purbecks, Josh has developed exceptional expertise in both selling and listing homes and is always looking to expand his local knowledge. Josh is currently finishing his Master's Degree (MSc) in Building Surveying, bringing additional depth of knowledge and proficiency to his work.

Outside of the office, Josh enjoys playing guitar, watching TV series and going skiing/snowboarding with his friends and family.

Email: josh@tmea.biz **Mobile:** 07540 114735



Vania Jones - Property Consultant

Vania joined the Tailor Made team in July 2018, having previously worked for an international corporate agent. She has over 20 years customer-care and administration experience, who works in a thorough and committed manner. Personal time is spent with her family, who enjoy skiing, mountain biking and travelling the globe.

Email: vania@tmea.biz **Mobile:** 07392 171961



About Tailor Made

Tailor Made is passionately proud of this beautiful local area and the longstanding relationships with clients and local business partners, which are based on integrity and trust; it is deeply loyal to its ever-growing client group and determined to keep ahead in this constantly changing climate to offer the ultimate service to our clients. Our knowledge of property and the area, and the people that live and work within it, are unrivalled. Many of our clients have bought and sold with us not just once, but many times.

We value the relationships we build and appreciate the longevity in a business relationship which has to involve expert knowledge, a high level of service and honest, inspired advice. 'You've given us a lot to think about...' is a common closing statement from many of our clients who come to us with one idea and go away with many!! This is an area unlike any other, often experiencing different market forces and pressures and appearing to follow a different course compared to the rest of the local areas.



Office: Tailor Made Estate Agents

16 Banks Road, BH13 7QB

Tel: 01202 706006

E: enquiries@tmea.biz