

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**73 Taverner Close  
Poole, Dorset, BH15 1UP  
£279,000 Freehold**



- **Mid-Terraced House**
- **Modernisation Opportunity**
- **Front & Rear Garden**
- **EPC Rating C**
- **Close Proximity to Poole Quay**
- **Two Double Bedrooms**
- **Wetroom**
- **Allocated Parking for 2 Cars**
- **Council Tax Band C**
- **Tucked away Baiter Location**

Nestled within a tucked-away position in Taverner Close, Poole, this modern house presents an excellent opportunity for those looking to create their dream home. Built in 1987, the property boasts a spacious reception room, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is ideal for small families, couples, or individuals seeking a comfortable living environment.

The house features a wetroom that, while functional, offers the potential for personalisation to suit your tastes. The property would be further enhanced with some updating, allowing you to infuse your own style and preferences into the space, making it truly your own.

For those with a vehicle, there is convenient parking available for one car, ensuring ease of access, with a further allocated permit parking space available.

The location in Poole is particularly appealing, with its proximity to local amenities, schools, and beautiful coastal location.

Whether you are a first-time buyer or an investor looking for a project, this house in Taverner Close offers a promising opportunity to create a lovely home in a desirable location.



## **Hallway**

A wooden front door accesses the hallway area, leading into the open plan living room, by passing the external garden storage cupboard.

## **Living Room / Diner 27'7" x 11'7" (8.42 x 3.54)**

A spacious dual aspect living room diner with the sitting area flowing seamlessly into the rear aspect kitchen. Stairs lead to the first floor. Wall & fixed ceiling lights, radiator. UPVC windows to front & rear with a partially glazed UPVC frosted glazed rear door.

## **Kitchen Area**

The rear aspect kitchen area leads out to the rear garden terrace. Fitted with a range of wall & base units, a stainless steel sink with chrome mixer tap, which sits below the rear window overlooking the garden. Space for standalone oven, fridge freezer, dishwasher, and washing machine. Integrated Glow worm boiler. UPVC rear door. Wood laminate flooring, radiator, fixed ceiling light & wall light.

## **Landing 7'9" x 5'8" (2.38 x 1.74)**

Carpet flooring, loft access (not boarded), fixed ceiling light, radiator. Doors to both bedrooms and the wet room.

## **Bedroom 1 11'7" x 7'10" (3.55 x 2.40)**

Front aspect double bedroom. UPVC. Carpet flooring. Radiator. Fixed ceiling light. Raised recess area above stairwell.

## **Bedroom 2 11'8" x 11'1" (3.58 x 3.40 )**

A rear aspect further double-bedroom with a built-in storage cupboard. UPVC. Radiator. Carpet flooring & pendant light fitting.

## **Wetroom 6'9" x 5'5" (2.06 x 1.67)**

Corner wet room shower, a vanity unit sink & a low-level WC. Chrome heated towel radiator. Fully tiled

walls and wet room floor. Recessed ceiling spotlights. Extractor fan. Airing cupboard.

## **Outside**

The front garden is laid to lawn with a paved pathway approaching the front door and external garden storage cupboard. To the rear is a fully enclosed garden terrace, with gated rear access.

## **Parking**

One allocated parking space and a further permit parking space.

## **Tenure**

Freehold

Communal service maintenance charge - approx £190

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Council Tax Band C

EPC Rating C

Environment Agency Flood Risk: very low risk of surface water flooding

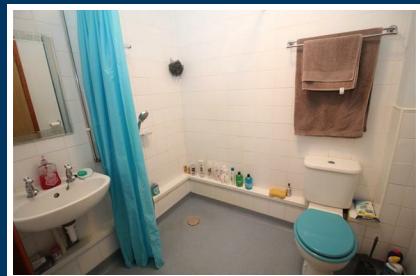
very low risk of flooding from rivers and the sea

Broadband: Standard 14 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps





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

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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