

35 Westham Close  
Canford Heath  
Poole BH17 9HW

Price **£437,000** Freehold



AN EXTREMELY WELL PRESENTED FOUR BEDROOM,  
TWO BATHROOM DETACHED FAMILY HOME SITUATED  
IN A CUL-DE-SAC LOCATION WITH A STUNNING MODERN  
FITTED KITCHEN AND UTILITY AND DIRECT ACCESS TO  
WALKS OVER BEAUTIFUL OPEN HEATHLAND.



**\* ENTRANCE HALLWAY**

**\* CLOAKROOM**

**\* SITTING ROOM 18' 2" INTO BAY X 12' 2"**

**\* DINING ROOM 11' 6" X 10' 1"**

**\* MODERN FITTED KITCHEN 14' 2" X 9' 8"**

**\* UTILITY ROOM 8' 5" X 7' 7"**

**\* MASTER BEDROOM 11' 1" X 10' 2"**

**\* EN SUITE SHOWER ROOM 7' 7" MAX X 4' 7"**

**\* BEDROOM TWO 11' 4" EXTENDING TO 13' 8" X 10' 2"**

**\* BEDROOM THREE 9' 9" X 6' 7" EXTENDING TO 9' 8"**

**\* BEDROOM FOUR 7' 8" X 7' 8" EXTENDING TO 9' 9"**

**\* FAMILY BATHROOM 6' 3" X 6' 3"**

**\* SOUTHERLY FACING REAR GARDEN**

**\* CLOSE TO DELIGHTFUL HEATHLAND WALKS**

**\* DRIVEWAY & INTEGRAL GARAGE 18' 6" X 9' 3"**













**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway with built in coats cupboard. The downstairs cloakroom comprises a low level flush WC, wash basin with mixer tap and part tiled walls. The sitting room has a feature gas fire with hearth, bay window to the front aspect and double opening glazed doors to the dining room which in turn leads to the rear garden via sliding patio doors. The modern fitted kitchen has a range of wall and floor mounted cupboards and drawers, 1 ½ bowl sink unit with mixer tap and special 'boiling tap', four ring burner induction hob with extractor fan above, integrated double oven, built in microwave, breakfast bar, feature spotlighting and space for upright fridge/freezer. The utility room has a range of wall and floor mounted storage cupboards, space and plumbing for washing machine, sink unit with mixer tap, vertical wall mounted radiator, door to the rear garden and door to the integral garage/workshop with double opening insulated doors to the front.

Stairs lead from the entrance hallway to the first floor landing with access to loft space and built in airing cupboard housing the hot water cylinder and slatted shelving. There are four bedrooms with the master bedroom having the benefit of built in wardrobes and an en suite shower room which is modern fitted with a white suite comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet, fully tiled walls, fully tiled shower cubicle, wall mounted heated towel rail. Bedrooms two and three are doubles and bedroom four is currently arranged as a study.

Outside, the front of the property is laid to block paving providing off road parking for numerous vehicles and to the side of the property there are double opening timber gates giving access to a lean to storage area/workshop area with power and light.

**DIRECTIONS:**

From the Broadway proceed down Lower Blandford Road towards Darbys Corner roundabout. Take the 2nd exit into Canford Heath Road and at the next mini roundabout continue straight on. Upon reaching the Ashdown roundabout take the 1st exit into Culliford Crescent and then the 4th turning on the left into Portesham Way. Continue to the top of the hill and Westham Close can be found on your left hand side.

**COUNCIL TAX:** Band 'E' Poole Borough Council.

**VIEWING:** Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

**35, Westham Close, POOLE, BH17 9HW**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9768-5972-6249-8228-4924
<b>Date of assessment:</b> 16 November 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 November 2018	<b>Total floor area:</b> 114 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,213</b>
<b>Over 3 years you could save</b>	<b>£ 1,332</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 222 over 3 years	<div style="background-color: #4f7942; color: white; padding: 10px; width: 60px; margin: 0 auto;">                     You could save £ 1,332 over 3 years                 </div>
Heating	£ 2,166 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 765 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,213</b>	<b>£ 1,881</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
60	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 294
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
3 Low energy lighting for all fixed outlets	£30	£ 51

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1163**