



## 139 Twin Oaks Close, Broadstone BH18 8JE

A very well presented three bedroom detached home situated in a quiet cul-de-sac close to adjacent woodland.

**EPC:** TBC **Council Tax Band:** D **Price:** O.I.E.O £400,000 Freehold

 3
  1
  0









## Key Features

- THREE BEDROOM DETACHED HOME
- LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- EASILY MAINTAINED FRONT & REAR GARDENS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- FITTED WARDROBES TO TWO BEDROOMS
- GARAGE & OFF-ROAD PARKING
- CUL-DE-SAC LOCATION

## The Property

Situated in a quiet cul-de-sac location adjacent to woodland and close to excellent dog walking is this three bedroom detached family home.

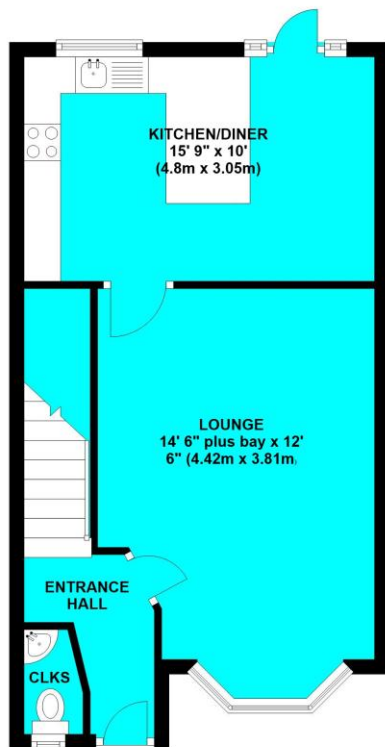
The accommodation comprises of a reception hall with ground floor cloakroom, lounge with bay window, contemporary fitted kitchen/breakfast room, galleried landing with three bedrooms and a family bathroom.

A driveway leads to the garage, there is a front garden and the enclosed rear garden has been attractively landscaped by the current owners to provide a low maintenance garden.

The house is situated in a convenient location with easy access to the centre of Broadstone and just a moment's walk to a bus stop providing links to the centres of Wimborne and Poole.

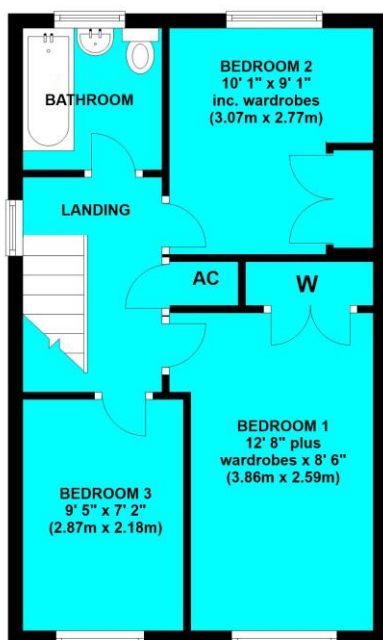
## Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove



**wt**  
WILSON THOMAS  
ESTATE AGENTS