



2 Taylor Drive

A modernized and executive four bedroom, two reception room, two bathroom detached Georgian style home

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2 Taylor Drive, Throop Village, Bournemouth, BH8 0PZ

Upon entry to this gated home lends access to the downstairs accommodation. To the left you have the large lounge/diner with a feature bay window and double aspect making this room a lovely and light room, which then lends access the large conservatory were you have double doors that lead to the sunny and landscaped rear garden.

Moving through the ground floor you have a sizable dining room, to complete the accommodation on the ground level you have a downstairs WC and wash hand basin, separate utility room and a modern fitted kitchen that comes complete with matching wall and base units with integrated oven, dishwasher and fridge freezer. The flooring is laid to ceramic floor tiles.

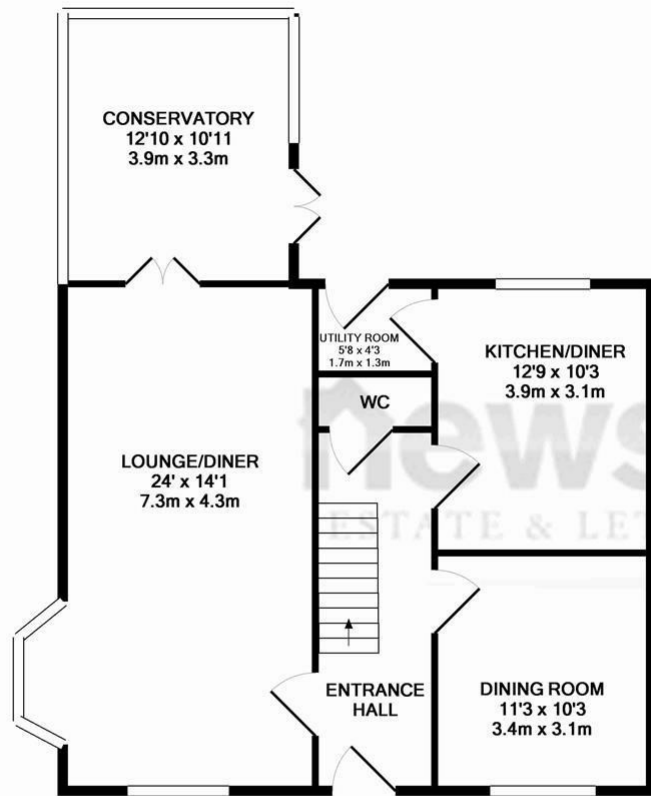
Onto the first floor of this Georgian home, the accommodation is currently laid out as follows; to the front you have the large master bedroom, which has the added access to a large en-suite shower room that comes complete with a WC, wash hand basin and a freestanding shower, then a further two double bedrooms and the third from being a good sized single bedroom all bedrooms benefit from having built in wardrobes.

You have a private and secluded garden that has been landscaped you have the perfect mix of lawn and a small patio, perfect for entertaining family and friends. And leads to the double garage creating ample off road parking.

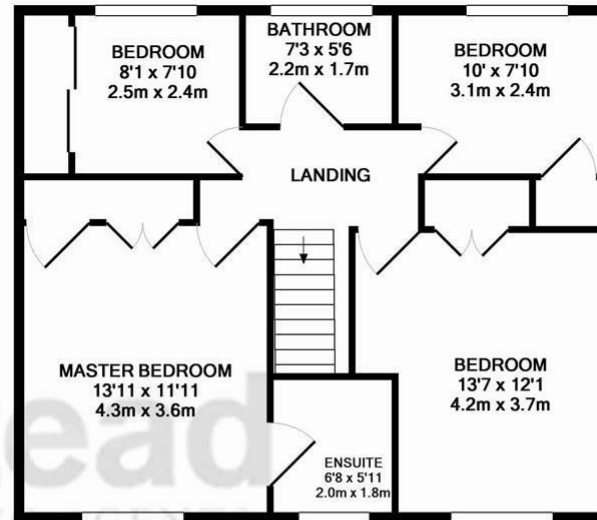
The Property is located in the sought after BH8, Throop Village location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.







GROUND FLOOR
APPROX. FLOOR
AREA 818 SQ.FT.
(76.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.0 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		73
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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