



3 Dornie Road
Canford Cliffs
BH13 7NL

Three Double Bedroom
Bungalow on ½ Acre Plot
£2,500 pcm

ALBURY
& HALL

A unique opportunity to secure a long term let for this large 3 double bedroom bungalow in a prestigious quiet cul de sac. ½ Acre site backing onto Parkstone Golf Club. 2 garages. Available 16th May.

This is a unique opportunity in one of the most prestigious yet quiet cul de sac in Canford Cliffs. This large 3 double bedroom bungalow is on a plot of over half an acre backing onto the 11th fairway, green and 12th tee of Parkstone Golf Club. It has 2 garages.

It has been in the same family for many, many years and the owners have no intention to selling to a developer but saving it for their retirement which is a long way off. Therefore there is the opportunity of securing a long term let.

The bungalow is dated but there has been recent (January 2022) investment:

8 new 70mm UPVC windows with 28mm A rated glazing.

New kitchen floor

New bathroom floor

New garage door

New fascias and rainwater gutters

External redecoration of the property and garages

Internal redecoration

New carpet for living room/dining area

The boiler was new in 2020 and the external outside dining platform deck was new in 2018.

Please talk to us about this opportunity.







Key Features

- Three double bedroom large bungalow with two garages—a pretty unique opportunity
- On a ½ acre plot in a prestigious quiet cul-de-sac
- Backs on to Parkstone Golf Club 11th fairway and 12th tee.
- Opposite a little known short cut path to the harbour and beaches
- 8 new UPVC windows in January 2022
- New kitchen, bathroom and living area flooring (Jan 2022)
- Worcester boiler new in 2020
- Outside decking platform for summer dining new in 2018
- Facias and guttering new February 2022 plus external painting
- Long term tenancy available.





Front Drive

Tarmacked Drive leading to 2 garages, both with power and light. One garage has a new door (January 2022). The drive has additional off road parking for at least 4 cars as well as the garages. Outside water tap.

Front Garden

Low wall surround to the front with 3 separate shrub beds, small lawn.

Front Entrance

Concrete slab steps and path to front door in a covered porch with outside light. Glazed front door with adjoining glazed panel.



Hall

Large L shaped hall. Carpeted, radiator. Large cloakroom cupboard, shelved airing cupboard. Loft access.

Living Room/Dining Area

L Shaped that creates a natural dining area. UPVC double glazed windows to the front rear and side. Carpeted, 2 double radiators. Stone fireplace.



Kitchen

UPVC part glazed back door adjacent to a UPVC double glazed window with views over the back garden and the 11th fairway and 12th tee of Parkstone Golf Club. New click vinyl flooring (January 2022) and new (2020) Worcester boiler. Charcoal work surfaces with inset stainless steel sink and drainer and white storage units. Electric oven, electric hob, extractor hood. Breakfast bar.

Bedroom 1

UPVC double glazed window overlooking rear garden and Parkstone Golf Club. Carpeted, radiator.

Ensuite Loo

Sink, loo, vinyl floor, part tiled. Obscure double glazed window.



Ensuite Bathroom

Laminate floor, obscure double glazed window, part tiled. Towel rail, sink, bath with electric shower over.

Bedroom 2

Double glazed window, carpeted, radiator, integrated wardrobe.

Bedroom 3

Double glazed window, carpeted, radiator, integrated wardrobe.

Family Bathroom

New click vinyl flooring, part tiled. Bath with electric shower over, loo, sink, heated towel ladder. Double glazed obscure window.



Platform Deck

New in 2018. Ideal for outside dining.

Rear Garden

Concrete path to the front of the house. Steps from the platform deck to this wonderful garden playground with a fish pond, pine trees, Rhododendron shrubs, leading to the boundary of Parkstone Golf Club. Includes a brick built storage room adjacent to the house.



Additional Information

- Annual Council Tax: Band G £3413.73 payable
- Energy Performance Certificate (EPC) Rating: E
- Connectivity: BT Superfast Fibre in the road
- Plot size: 0.51 acres / c. 22,000 sq ft
- Parking: 2 garages (with power and light) plus additional off road parking for at least 4 cars
- Rent: £2,500 per calendar month
- Property Deposit: £2,884
- Term: Long term
- Available From: 16th May 2023
- Furnishings: Unfurnished
- Viewings: With 24 hours notice



LOCAL AREA

From Dornie Road, it's a short walk to the harbour and the award winning Blue Flag beaches of Sandbanks via a little known short-cut path. And a stone's throw from Canford Cliffs village with its electric mix of luxurious hair and beauty salons, patisseries, restaurants and Gastro pubs. The Cliff and The Canford are popular meeting places.

You can stroll along the beach or the promenade and enjoy a coffee in the Jazz Cafe. All around you are wonderful restaurants with Rick Stein on the edge of Poole Harbour and the Pig on the Beach in Studland via the chain ferry. Poole harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas and yacht clubs capable of mooring the largest of yachts. Poole is also the home of Sunseeker Marine. From Evening Hill you can watch the spectacular sight of kitesurfers and windsurfers in the harbour and feel as if you can almost touch the kites. If the water isn't your pastime, Dornie Road is on the doorstep of Parkstone Golf Club, which is in the top 100 golf clubs in the UK.

The property actually backs onto the 11th green and 12th tee of the course.

There is also a big cycling community in the area with a favourite venue being to cross over on the Sandbanks chain ferry to the Purbeck Hills. And Dorset's Jurassic Coast is a key destination in the UK for walkers. These hills guard the harbour and create the special microclimate that the area is famous for. Less energetically you can walk down to the famous Sandbanks beaches for a lazy day in the sun.

Dinner at the walking distance Harbour Heights Hotel means sumptuous views across the harbour. Walk down the other side of Evening Hill to Lilliput for Thai Tapas at Koh Noi. And absolutely not to be missed is a visit to Mark Bennett's award winning artisan patisserie, which sells the best sausage rolls in the universe. For young, fun nights out try the close by vibrant Ashley Cross.

For travel for work or pleasure out of the area, there are direct rail services to London (under 2 hours) and Manchester. From Dornie Road, you are a couple of miles from the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is the fastest growing in the UK. And from Poole there are daily ferries to France and the Channel Islands.

If your children are of school age, the local schools are excellent. At primary level, Lilliput First School is Ofsted rated outstanding. Baden Powell and St Peters rated good and at secondary level St Edwards and Parkstone Grammar are similarly rated. There are also local bus pick up points for the private schools of Dumpton, Castle Court, Bryanston, Canford and Clayesmore.

This is a rare opportunity.



Viewing by appointment through sole agent

01202 80 55 55 | cc@alburyandhall.co.uk | www.alburyandhall.co.uk

ALBURY
& HALL

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.