

Total area: approx. 117.4 sq. metres (1264.1 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.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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367 Verity Crescent, Poole, Dorset, BH17 8TS
Guide Price £385,000

**** OVER 1,250 SQUARE FEET OF ACCOMMODATION ** SOUTH-WESTERLY FACING GARDEN ** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this four bedroom semi-detached house in the ever-popular Canford Heath location. Benefitting from an array of fine features including four good-sized bedrooms with bedrooms one and two offering built-in wardrobes, a separate kitchen with a feature Rangemaster double oven, a good-sized living/dining room leading onto the bright and airy conservatory, a four-piece family bathroom suite, a landscaped private rear garden with a summer house, a single garage offering power and lighting and a block-paved driveway with parking for multiple vehicles! This is a must-view to appreciate the wealth of accommodation and peaceful location on offer!

Verity Crescent is situated in a quiet cul-de-sac in the popular residential area of Canford Heath which includes supermarkets such as Asda & Iceland Foods, The Post Office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Local schools include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone High Street is just 2.4 miles away and will take you approximately 7 minutes to get to by car. Tower Park is a 0.5 mile walk away offering Tesco Extra, Splash Down, PureGym, Hollywood Bowl & Pizza Hut, Nando's and many more attractions. Poole/ Bournemouth town centres are only a short drive away. A truly brilliant location.



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted door to the side aspect, stairs to the first floor, radiator, understairs storage cupboard, power points with USB charging and carpeted flooring.

Living Room

Coved ceiling, ceiling lights with fan, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear aspect leading onto the conservatory, radiators, power points and carpeted flooring.

Conservatory

UPVC double glazed roof, triple aspect UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading onto the garden and wooden flooring.

Bedroom Four

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points with USB charging, double fitted wardrobe and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wooden door with frosted glass to the side aspect leading onto the lean-to, wall and base fitted units, stainless steel sink with drainer, space for a longline fridge/freezer, space for a dishwasher, 'Range Master' five ring gas hob with integrated oven, tiled splash back, power points, fitted wine rack and tiled flooring.

First Floor

Landing

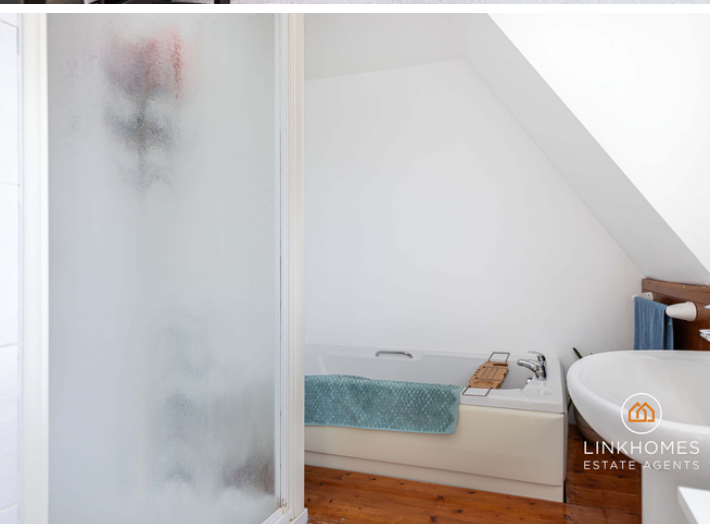
Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, combination boiler, loft hatch (fitted ladder, light and boarded), wooden balustrades, airing cupboard, power points, a 'NEST' thermostat and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, fitted wardrobes with mirrored front, power points with USB charging and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes, power points with USB charging and carpeted flooring.



Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front and side aspect, radiator, eaves storage, power points with USB charging, internet point and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath, enclosed single shower, pedestal sink, toilet, shaving point and tiled flooring.

Outside

Utility Room

UPVC ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed single door with frosted glass to the side aspect, wall mounted units, space for a washing machine, space for a tumble dryer, power points and vinyl flooring.

Garden

South-Westerly facing, laid to lawn with resin area, surrounding wooden fences, surrounding shrubbery, sleepers, allotment area, wooden workshop, bark area, blossom tree and an outside tap.

Garage

Power and lighting.

Driveway

Blocked paved driveway with space for multiple vehicles, outside light and surrounding shrubs.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £4,250
Moving Home: £9,250
Additional Property: £28,500