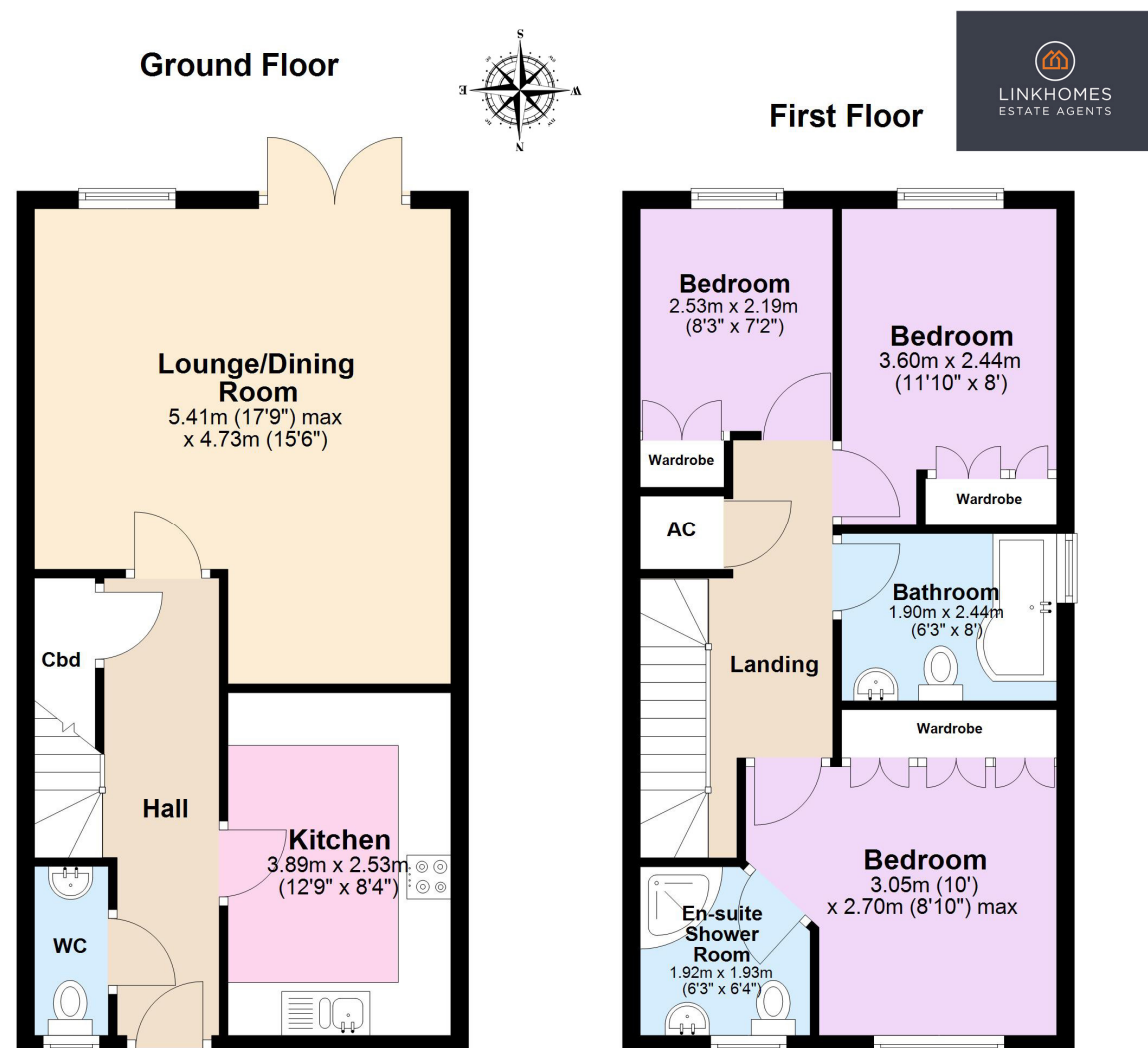




Total area: approx. 88.9 sq. metres (957.3 sq. feet)

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.



Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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**1 The Cuttings, Poole, BH14 8FL**  
**Offers Over £500,000**

**\*\* VENDOR SUITED, CHAIN COMPLETE \*\* CHARMING DEVELOPMENT \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached house located in the BH14 postcode. Constructed in 2015 and benefitting from an array of fine features including three good-sized bedrooms all offering fitted wardrobes and bedroom one offering a three-piece en-suite, a modern separate kitchen with integrated appliances, an open-plan living room/dining room with direct access onto the low-maintenance south facing private rear garden, a three-piece family suite, a downstairs WC and a block-paved driveway with parking for two vehicles. This is a must-view to appreciate this quiet position and sought-after development on offer!

The Cuttings is a carefully-designed development of just 13 houses, tucked away in Lower Parkstone which is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Badon Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.



## Ground Floor

### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, composite door to the front aspect, radiator; understairs storage cupboard with the consumer unit enclosed and a water softener, power points, thermostat, stairs to the first floor; tiled flooring and a built-in coconut matt.

### Kitchen

Smooth set ceiling, downlights, UPVC double glazed windows to the front aspect with fitted shutters, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, four point gas hob with an overhead stainless steel extractor fan and tiled splash back, integrated double oven, feature under counter lighting, cupboard with the boiler enclosed, Quartz worktops, radiator and tiled flooring.

### Living Room/Dining Room

Smooth set ceiling, downlights, suspended feature lighting, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear aspect, radiator, power points, television point, tiled flooring and built-in coconut matt.

### Downstairs W/C

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, extractor fan, toilet, pedestal sink with under storage, radiator, fitted mirror and tiled flooring.

### First Floor

#### Landing

Smooth set ceiling, downlights, loft hatch (fitted ladder, boarded and lighting), smoke alarm, wooden balustrades, radiator, storage cupboard with the water cylinder and shelving and carpeted flooring.

#### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed windows to the front aspect with fitted shutters, triple fitted wardrobes, radiator, television point en-suite and carpeted flooring.

#### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, tiled walls, enclosed shower, shaving point, toilet, wall mounted



sink with under storage, heated towel rail and tiled flooring.

#### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect, radiator, power points, television point, fitted wardrobes and carpeted flooring.

#### Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, fitted wardrobe, power points, television point and carpeted flooring.

#### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with additional shower head, toilet, wall mounted sink with under storage, heated towel rail, tiled walls, shaving point and tiled flooring.

#### Outside

##### Garden

Laid to patio with shingle area, surrounding wooden fences, outside light, outside tap, outbuilding, side gated access, sleepers with shrubbery and an electric fitted canopy.

#### Driveway

Block-paved driveway with parking for two vehicles, shingle area, feature lighting to the porch and side gated access.

#### Agents Notes

##### Useful Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D - Approximately £2,254.94 per annum.  
Communal Charge: £400 per annum towards street lighting and garden maintenance of the estate road in the development.

##### Stamp Duty

First Time Buyer: £10,000  
Moving Home: £15,000  
Additional Property: £40,000