



5 Winterbourne Close, Poole, Dorset, BH15 2ET
Guide Price £380,000

**** CHARMING CHARACTER HOME **** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom semi-detached house situated in the sought-after Oakdale location. Benefitting from an array of standout features including three good-sized bedrooms, a snug lounge with a working feature fireplace, a modern shaker style kitchen, a dining room with French doors leading onto the south facing private rear garden, an office/snug, two three-piece bathroom suites and off-road parking for one vehicle. This property is a must view to avoid disappointment!

Tucked away in a quiet cul-de-sac, Winterbourne Close is positioned in the desirable area of Oakdale. Close by is Poole Town Centre, Poole bus station and Poole train station roughly just 1.5 miles away. The train station connects to the main line going to London Waterloo. Schools in the area include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, Parkstone Grammar, Poole Grammar, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy, Tesco and Aldi Supermarkets, Wessex Gate Retail Park and Poole Hospital are within walking distance of the property.

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.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed door to the front aspect, radiator, understairs storage with the boiler and consumer unit enclosed and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, fireplace, power points, television point, internet point and laminate flooring.

Dining Room

Ceiling light, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the rear aspect, two radiators, feature fireplace, power points and laminate flooring

Kitchen

Ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, four point 'Neff' gas hob with stainless steel extractor fan above and integrated oven, butler sink with drainer, power points, laminate flooring, integrated washing machine and glass splashback.

Office/Study

Smooth set ceiling, feature beams, UPVC double glazed Velux windows to the side aspect, wall mounted lights, thermostat, UPVC double glazed frosted single door to the side aspect, power points, radiator, space for a longline fridge/freezer and tiled flooring.

Downstairs Shower Room

Smooth set ceiling, ceiling lights, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed tiled shower, pedestal sink, toilet, underfloor heating, radiator, part tiled walls, shaving point and tiled flooring.

First Floor

Landing

Ceiling light, smoke alarm, loft access, UPVC double glazed frosted window with stained glass feature to the side aspect and carpeted flooring.



Bedroom One

Ceiling light, UPVC double glazed window to the front aspect, radiator, feature fireplace, power points and carpeted flooring.

Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, radiator, feature fireplace, built-in storage, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, feature bath, toilet, wall mounted sink, part tiled walls, stainless steel heated towel rail and original floorboard flooring.

Outside

Garden

Mainly laid to lawn, patio area, slate boarder, sleepers, outside tap, shed, side gated access, surrounding fences and shrubbery.

Driveway

Space for one vehicle, surrounding fences, patio, slates, shrubbery, tree and a brick wall.

Useful Information

Agent Notes

Tenure: Freehold
EPC: D
Council Tax Band: C Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £6,500
Additional Property: £17,900