



LINKHOMES
ESTATE AGENTS

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Ground Floor

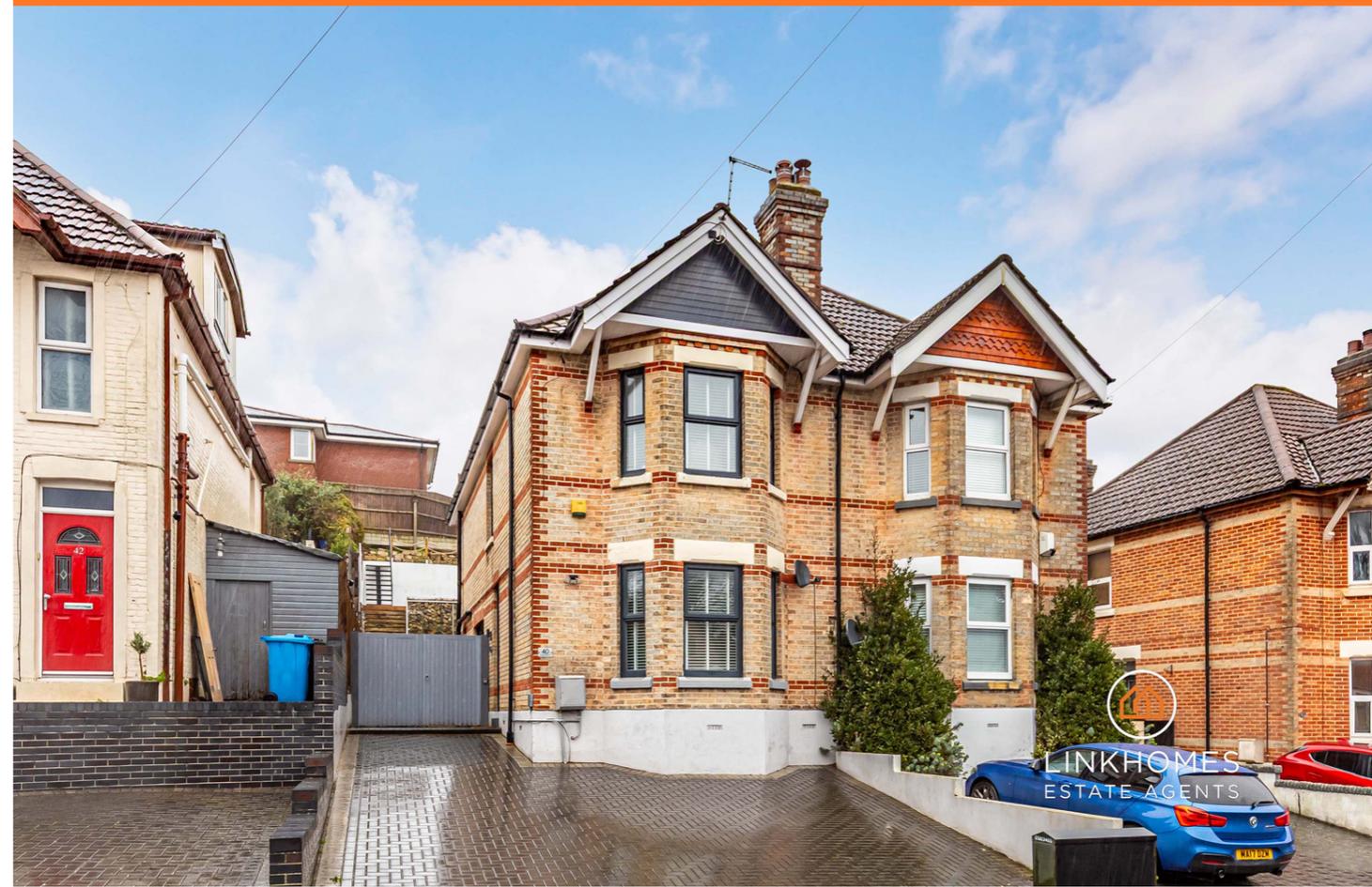


First Floor



Total area: approx. 95.4 sq. metres (1027.1 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.



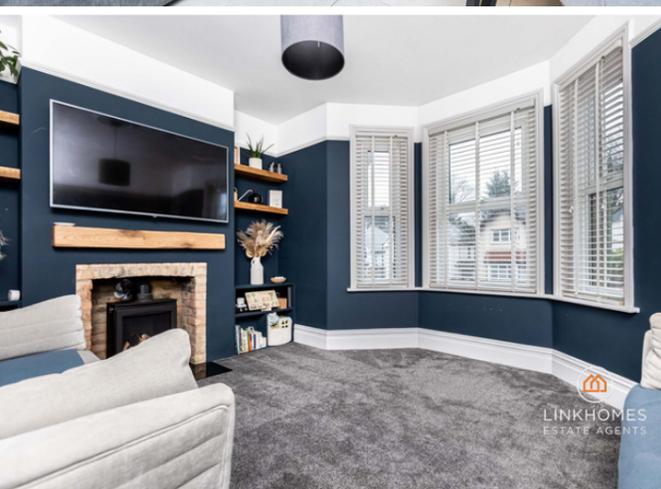
40 Vale Road, Poole, Dorset, BH14 9AU
Guide Price £460,000

**** CHARMING FAMILY HOME ** COURTHILL SCHOOL CATCHMENT **** Link Homes Estate Agents are delighted to present for sale this charming three bedroom semi-detached house situated in the much-desired Lower Parkstone location. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering fitted wardrobes and a gorgeous bay window, an open-plan kitchen/dining room/living space with integrated appliances and bi-fold doors leading onto the low maintenance private rear garden, a separate snug lounge with a feature fireplace, a stylish three-piece family bathroom suite, a block-paved driveway with parking for multiple vehicles and gorgeous curb appeal! This is a must-view to appreciate the living accommodation and position this family home has to offer!

Vale Road is situated in the residential area of Lower Parkstone, just minutes away from Alexandra Park. The property is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of independent 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, Baden 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.

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, picture rails, composite door to the side aspect, cupboard with the consumer unit enclosed, stairs to the first floor, understairs storage cupboard, radiator, tiled flooring and a fitted coconut matt.

Living Room

Smooth set ceiling, ceiling rose and ceiling light, UPVC double glazed bay window to the front aspect, longline radiator, feature logburner-style gas fireplace with exposed brick and a mantel, fitted shelving, power points and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, ceiling light, downlights, UPVC double glazed windows to the rear and side aspect, UPVC double glazed bi-folds to the side aspects, two longline radiators, wall and base fitted units, four point induction hob with extractor fan, integrated 'Hot Point' oven, integrated microwave, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, composite sink with drainer, cupboard with the combination boiler enclosed, integrated wine rack, breakfast bar with space for bar stools, power points and tiled flooring.

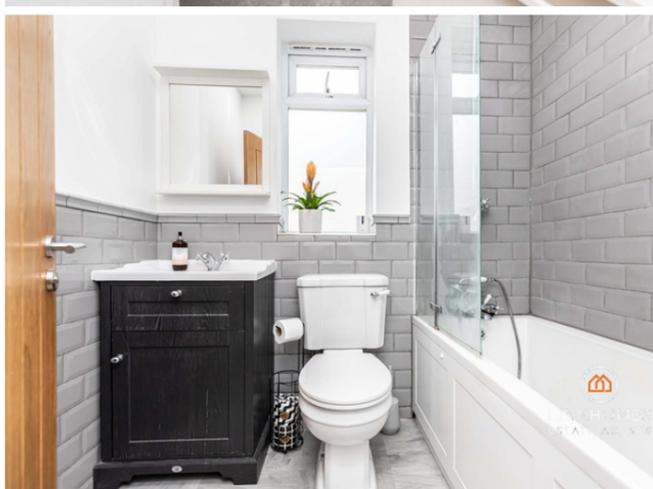
First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (lighting and partially boarded), smoke alarm, UPVC double glazed window to the side aspect, wooden balustrades, radiator, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, picture rails, double fitted wardrobes, additional storage cupboard, radiators, power points and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed window to the rear aspect, radiator, power points with USB charging and carpeted flooring.

Bedroom Three

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

Bathroom

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

Outside

Garden

Tiered garden, laid to patio and decking area, shed, surrounding wooden fences, metal balustrades with glass panels, steps, side gated access and outside tap.

Driveway

Block-paved driveway with parking for multiple vehicles, outside light, side gated access and rendered walls.

Agents Notes

Useful Information

Tenure: Freehold
 EPC Rating: E
 Council Tax Band: C - Approximately £2,133.33 per annum.

Stamp Duty

First Time Buyer: £8,000
 Moving Home: £13,000
 Additional Property: £36,000