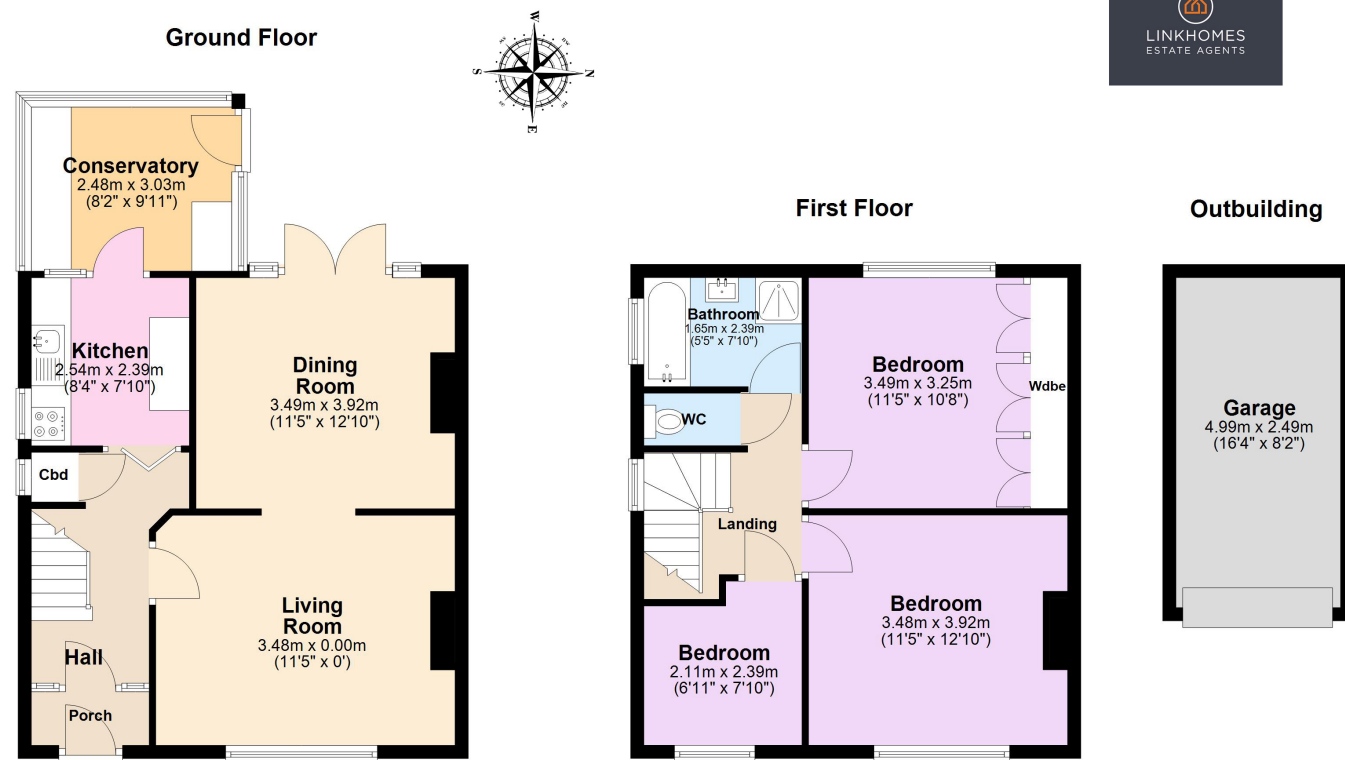


Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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Total area: approx. 110.8 sq. metres (1192.6 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.



21 Oakdale Road, Poole, Dorset, BH15 3LD  
Guide Price £365,000

**\*\* VENDOR SUITED \*\* BRAND NEW ROOF \*\* PERFECT FAMILY HOME \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached house situated in the heart of Oakdale, BH15. Benefitting from an array of standout features including three good-sized bedrooms with bedroom one offering built-in wardrobes, an open-plan living room/dining room with French doors leading onto the fully-landscaped private rear garden, a separate kitchen with space for appliances, a conservatory, a three-piece family bathroom suite with a separate WC, a downstairs cloakroom, a brand new roof, detached garage and a tarmacked driveway with parking for multiple vehicles! This Property is a must view to appreciate the 1192 square feet of accommodation on offer!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station all within walking distance. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property. A truly great location!

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 Porch

Ceiling light, double glazed composite door to the front aspect and laminate flooring.

### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, radiator, storage cupboard with the consumer unit enclosed, cupboard with the gas meter enclosed, thermostat, staircase to the first floor and wooden flooring.

### Kitchen

Ceiling light, UPVC double glazed frosted window to the side aspect, wooden door to the rear aspect, wall and base fitted units, integrated double oven, stainless steel sink with drainer and mixer taps, boiler, four point 'Bosch' gas hob, frosted window to the side aspect, space for a longline fridge freezer, power points and vinyl flooring.

### Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, feature gas fireplace, power points, television point and carpeted flooring.

### Dining Room

Coved ceiling, ceiling light, wall light, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

### Conservatory

UPVC roof, wall lights, UPVC double glazed triple aspect windows to the sides and rear with one side frosted glass, UPVC double glazed single door to the side aspect, base mounted units, space for a washing machine, space for a tumble dryer, space for low level fridge/freezer, power points and tiled flooring.

## First Floor

### Landing

Coved ceiling, ceiling light, loft hatch, UPVC double glazed frosted window to the side aspect, power points and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, triple built-in wardrobes with the water tank enclosed, radiator, power points and laminate flooring.



### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

### Bathroom

Ceiling light, UPVC double glazed frosted window to the side aspect, part tiled walls, panelled bath with extra shower head, single enclosed shower, wall mounted sink with under storage, vanity unit with wall mounted mirror, light and shaving point, radiator and tiled flooring.

### Separate W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, radiator. part tiled walls and vinyl flooring.

## Outside

### Garden

Laid to lawn with patio area, surrounding wooden fences, surrounding shrubbery, side gated access, outside tap and outside light.

### Garage

Single garage with a flat roof, power and lighting.

### Driveway

Tarmac driveway with space for multiple vehicles, surrounding wooden fences and brick built walls.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £3,250  
Moving Home: £8,250  
Additional Property: £26,500