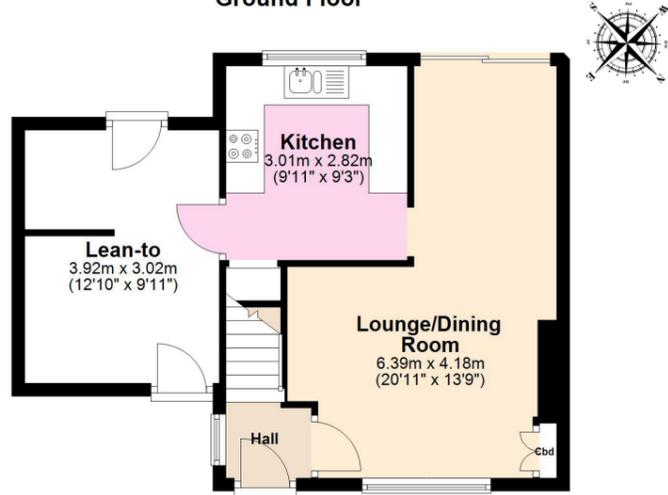




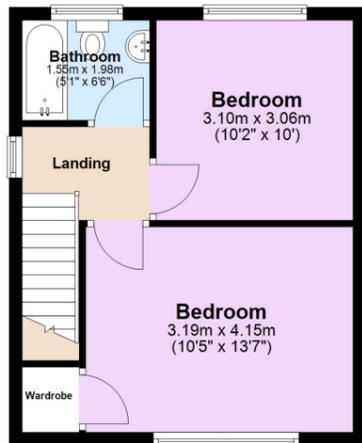
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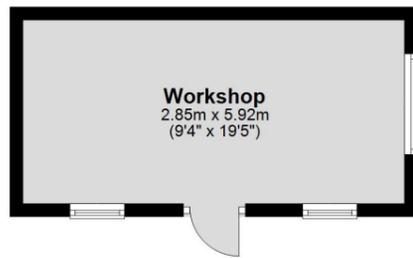
Ground Floor



First Floor



Outbuilding



Total area: approx. 94.7 sq. metres (1019.3 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.



17 Scott Close, Poole, Dorset, BH12 5AX
Guide Price £300,000

**** PERFECT FIRST TIME BUY ** SOUTH-WESTERLY FACING GARDEN ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom semi-detached house situated in the sought-after BH12 postcode. Offering over 1,000 square feet of living accommodation and benefitting from an array of fine features including two good-sized bedrooms, a spacious living space with direct access onto the South-Westerly facing private rear garden with an outbuilding, a timeless separate kitchen with access into the lean-to, a three-piece bathroom suite, a shingle and concrete driveway with off road parking to the front. This is a must-view to appreciate the accommodation and quiet position this home has to offer!

Scott Close is tucked away in a quiet cul-de-sac and located in the popular BH12 postcode, positioned just 0.5 miles from Wallisdown Road where you can find Tesco Express, Aldi, Pets Corner, Wallisdown Pharmacy, Boots Opticians and other useful amenities. Branksome Train Station is approximately 1.5 miles away offering direct routes to London Waterloo in two hours. Well-regarded schools nearby include St Marks primary school, Heatherlands Primary School, Bishop Aldhelm's CE Primary and Livingstone Road Infant School. Scott Close offers easy access to both Bournemouth and Poole Town Centres which are just a short drive away, 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 Hallway

Smooth set ceiling, downlights, smoke alarm, composite door to the front aspect, feature panelling, stairs to the first floor, radiator, UPVC double glazed window to the side aspect and LVT flooring.

Open Plan Living/Dining Room

Coved and smooth set ceiling, ceiling lights, CO2 alarm, UPVC double glazed window to the front aspect, UPVC double glazed sliding doors to the rear aspect, longline radiator, feature log burner with mantel, double fitted storage cupboard, feature panelling, power points and laminate flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, cupboard with the combination boiler enclosed, integrated dishwasher, four point gas hob with integrated oven and extractor fan, consumer unit, one and a half bowl stainless steel sink with drainer, power points, integrated low level fridge and LVT flooring.

Lean-To

Doors to the front and rear, toilet, space for a washing machine, space for a tumble dryer and space for a longline fridge/freezer and power points.

First Floor

Landing

Smooth set ceiling, ceiling lights, smoke alarm, loft hatch (fitted ladder, lighting and boarded), UPVC double glazed window to the side aspect, feature panelling, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, picture rails, fitted storage cupboard with shelving, wall lights, power points and carpeted flooring.



Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with electric shower, toilet, pedestal sink, wall mounted towel rail, wall mounted vanity with mirrored front, shaving point, tiled walls, wall mounted mirror and vinyl flooring.

Outside

Garden

South-Westerly facing, mainly laid to lawn with patio area, raised sleepers, shingle area, outbuilding, block paved area, outside tap and surrounding wooden fences.

Driveway

Concrete and shingle driveway with parking for multiple vehicles, surrounding wooden fences, UPVC door with access to the lean-to, external power points and outside lights.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £20,000