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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





## THE PROPERTY

A beautifully presented family home situated in the highly popular area of Parkstone. A particular feature of this home is the exceptional and generous sized southerly aspect rear garden which is complemented by an attractive decking area directly off the property—perfect for relaxing or entertaining while enjoying the outlook. Internally, the property benefits from a bright dual-aspect fitted kitchen, along with a spacious living/dining room featuring a log burner, there is also a convenient cloakroom on the ground floor. Upstairs, the home offers three bedrooms and a modern shower room. Further benefits include off-road parking and a versatile garden room/studio with power and internet access suitable for use as a home office, studio, hobby space or additional accommodation

The property is situated in the popular residential area of Parkstone ideally placed to take advantage of all the area has to offer. For local amenities you will find Ashley Road which offers a mix of shops plus supermarket along with bus services, and for more comprehensive needs Poole town centre is also accessible and provides a full range of shopping facilities as well as main bus depot and train station with links to London Waterloo. With leisure in mind, you can enjoy a leisurely stroll along Poole Quay, or for beach lovers you will find miles upon miles of golden sandy shores stretching from the famous Sandbanks all the way through to Bournemouth and beyond.

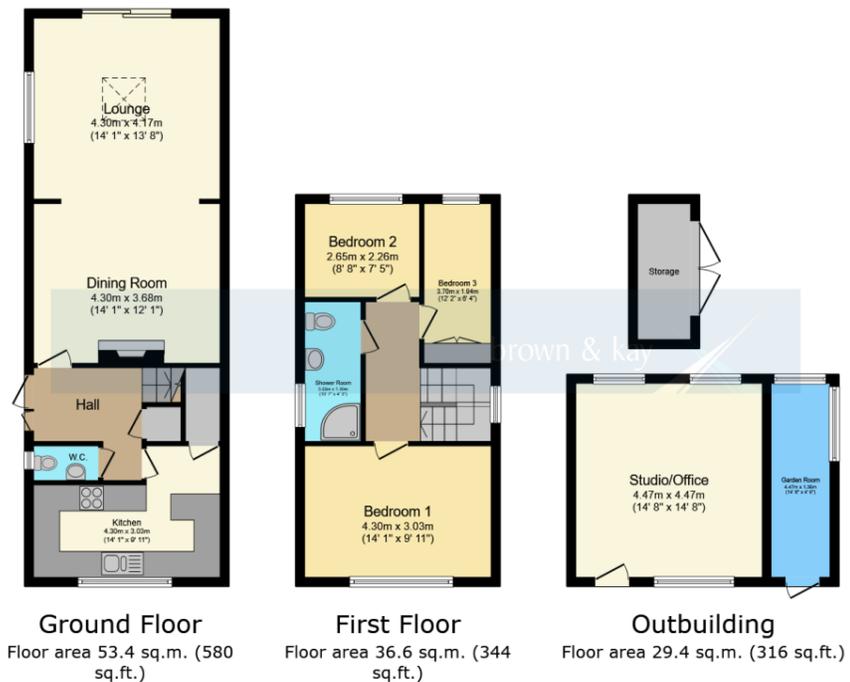
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	82

## MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Driveway
- Utilities - Mains Electricity, Gas and Water. Electricity & Internet in the Studio/ Garden Room
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - C

## KEY FEATURES

- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- LIVING/ DINING ROOM WITH LOG BURNER
- DUAL ASPECT KITCHEN
- GROUND FLOOR CLOAKROOM
- GARDEN ROOM / STUDIO
- POPULAR LOCATION
- TENURE - FREEHOLD
- A MUST SEE HOME



Total floor area: 119.9 sq.m. (1,290 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io