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LINKHOMES
 ESTATE AGENTS



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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14 Crest Road, Poole, Dorset, BH12 3DR
 Guide Price £377,500

**** GORGEOUS FAMILY HOME **** Come and fall in love with this beautifully-presented three double bedroom, detached family home in the heart of Parkstone. This property offers an array of stand out features including an open plan lounge/diner with a feature gas fireplace, a modern separate kitchen, three double bedrooms with feature panelling in bedrooms one and two, a partially-tiled three piece bathroom suite, a downstairs cloakroom, a single garage with power and lighting and a driveway for multiple vehicles. This property is a must view to avoid disappointment!

Crest Road is situated in the highly-desired and residential Parkstone location, just a short walk away is Turners Nursery Park that is great for dog-walking. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Carpet Right and Everlast gym is also on site. Ashley Road is also within walking distance and benefits from a variety of other useful amenities such as banks, cafes, fast food restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and just 1.3 miles away is Parkstone & Branksome train station. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away.

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, UPVC composite door to the front aspect, UPVC double-glazed windows to the front aspect, radiator, wooden balustrades, banister and stairs to the first floor, consumer unit, power points, space for a tumble dryer and laminate flooring.

Cloakroom

Coved and smooth set ceiling, ceiling light, UPVC double-glazed frosted window to the side aspect, radiator, wall-mounted sink, toilet, towel rail and tiled flooring.

Lounge/Diner

Coved and smooth set ceiling, ceiling lights, UPVC double-glazed triple aspect bay window to the front aspect, radiators, power points, television point, gas feature fireplace, carpeted flooring, UPVC double-glazed French doors onto the decking.

Kitchen

Smooth set ceiling, downlights, UPVC double-glazed windows to the side and rear aspect, wall and base mounted units, one and a half bowl butler sink with drainer, tiled splashback, five-point gas hob, overhead stainless steel extractor fan, power points, space for a longline fridge/freezer, integrated Lamona washing machine and vinyl flooring.

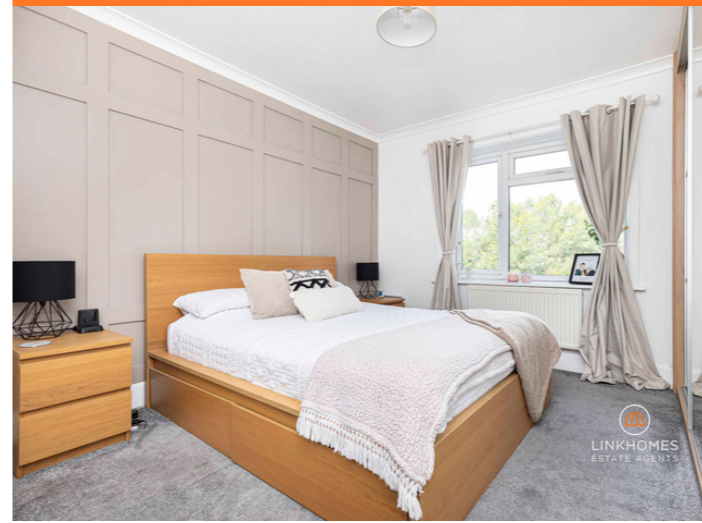
First Floor

Entrance Hallway

Smooth set ceiling, ceiling light, UPVC double-glazed window to the side aspect and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, UPVC double-glazed window to the front aspect, radiator, power points, feature panelling and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, UPVC double-glazed window to the rear aspect, radiator, power points, built-in wardrobes, built-in airing cupboard housing the water cylinder and thermostat, feature panelling and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, downlights, UPVC double-glazed window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

Smooth set ceiling, ceiling light, loft access, UPVC double-glazed frosted window to the front aspect, panelled bath with overhead electric waterfall shower, extra shower head, heated towel rail, partially tiled, wall-mounted mirror, pedestal sink, toilet, built-in storage, tiled flooring.

Outside

Garden

Tiled decking area with stairs down to the laid to lawn area, gated side access, brick-built slope, single garage with a flat roof with power and lighting, shingle area, wooden-built bar area, surrounding fences, shrubbery, surrounding bark boarders and access to the cellar.

Front

Shingled area, concrete path to the front door and concrete driveway for multiple vehicles.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: E

Council Tax Band: C - Approximately £1,820.65 per annum

Stamp Duty

First Time Buyer: £0

Moving Home: £6,375

Additional Property: £17,700

