



LINKHOMES  
ESTATE AGENTS

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49 Bascott Road, Bournemouth, Dorset, BH11 8RJ  
Offers Over £340,000

**\*\* VENDOR SUITED, CHAIN COMPLETE \*\* SOUTHERLY-FACING GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom detached chalet bungalow situated in the popular BH11 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering built-in wardrobes, an open-plan living room/dining room, a separate kitchen with space for appliances, a bright and airy conservatory with direct access onto the Southerly-facing private rear garden, a three-piece bathroom suite on the ground floor, a WC on the first floor and a block-paved driveway with parking for multiple vehicles!

Bascott Road is situated in the much-desired BH11 postcode, just moments away from Wallisdown High Street offering various local amenities including Tesco Express, Wallisdown Pharmacy, The Post Office, Boots Opticians, Aldi supermarket and main bus routes to both Bournemouth and Poole. Some local schools include St Marks C of E Primary School, Talbot Primary School, The Bourne Academy and Glenmoor and Winton Academies. Turbary Retail Park is located just 1.9 miles away which offers popular shops including The Range, Starbucks, Farmfoods, Dunelm, Matalan, TK Maxx and many more. This property is a must view to avoid disappointment!

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

Ceiling light, cupboard with the consumer unit enclosed, UPVC double glazed frosted single door to the side aspect, radiator, thermostat and carpeted flooring.

### Living Room/Dining Room

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the front aspect, radiators, feature fireplace, power points, internet point and carpeted flooring.

### Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the rear aspect, wall and base fitted units, combination boiler, tiled splash back, four-point gas hob with stainless steel extractor fan, 'Neff' double oven, stainless steel sink with drainer and vinyl flooring.

### Conservatory

UPVC roof, triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the rear aspect, space for a washing machine, radiator, power points, wall light and laminate flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, triple fitted wardrobes with mirrored front, power points, internet point and carpeted flooring.

### Bathroom

Coved ceiling, downlights, UPVC double glazed frosted window to the side aspect, tiled walls, panelled bath with overhead shower, toilet, wall mounted sink with under storage, wall mounted mirror, small storage cupboard and tiled flooring.



## First Floor

### Landing

Smooth set ceiling, smoke alarm, ceiling light, wooden stairs with wooden balustrades and cupboard leading to eaves storage.

### Bedroom Two

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

### Bedroom Three

Smooth set ceiling, UPVC double glazed window to the front aspect, UPVC double glazed frosted window to the side aspect, radiator triple built-in wardrobe, power points and carpeted flooring.

### W/C

Smooth set ceiling, extractor fan, ceiling light, toilet, wall mounted sink and vinyl flooring.



## Outside

### Garden

Southerly facing, mainly laid to lawn with patio area, raised sleepers, surrounding wooden fences, outside tap and side access.

### Driveway

Block paved driveway with space for one vehicle, surrounding brick walls and shrubs.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £2,000  
Moving Home: £7,000  
Additional Property: £24,000

