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LINKHOMES
ESTATE AGENTS



21 Old Farm Road, Poole, Dorset, BH15 3LL
Guide Price £350,000

**** PERFECT FIRST TIME BUY ** WESTERLY FACING GARDEN **** Link Homes Estate Agents are pleased to present for sale this three bedroom, two bathroom, semi-detached house in the much-desired Oakdale Area. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering fitted wardrobes, a sociable and stylish open-plan kitchen/dining room with direct access onto the Westerly-facing garden, a separate cosy lounge with a log burner, two three-piece bathroom suites, a downstairs WC, a separate utility room and off-road parking for multiple vehicles.

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 St Edward's Secondary School, Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior and Ocean Academy. Local amenities including the Co-Op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property.

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, ceiling light, smoke alarm, UPVC double glazed composite front door to the front aspect, UPVC double glazed frosted windows to the front aspect, built-in shoe storage, radiator, under stairs storage with the consumer unit enclosed, understairs W/C, power points, staircase to the first floor and tiled flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, part tiled walls, a toilet, wall mounted sink, radiator and vinyl flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, feature log burner with feature mantel, power points, radiator, television point and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, downlights, feature lights, smoke alarm, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the side aspect, wall and base fitted units, one and a half bowl butler sink with drainer and instant boiling tap, five point 'Rangemaster' induction hob with under oven and stainless steel extractor fan above, feature splash back, power points, integrated 'Lamona' dishwasher, integrated wine cooler, underfloor heating, built-in fitted cupboards, bin storage, an island with space for stools and tiled flooring.

Utility Room

Smooth set ceiling, spotlight, UPVC frosted window to the side aspect, 'Glow Worm' boiler, base fitted units, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, under floor heating, power points and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling lights, loft hatch, smoke alarm, UPVC double glazed frosted window to the side aspect, wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, fitted wardrobes, radiator, power points and carpeted flooring.



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, extractor fan, tiled walls, panelled bath with overhead waterfall shower and extra shower head, wall mounted sink with under storage, a toilet, stainless steel heated towel rail, underfloor heating and tiled flooring.

Front Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, tiled walls, double enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under storage, stainless steel heated towel rail, wall mounted vanity cabinet with mirrored front, underfloor heating and tiled flooring.

Outside

Driveway

Partially laid to shingle, partially laid to tarmac, surrounding wooden fences, side access to the rear, outdoor lighting and outside power.

Rear Garden

Westerly facing, mainly laid to lawn, feature decking area, surrounding wooden fences, sleepers, a tree, outside tap, outside power and outside lighting.

Garage

Pitched Roof.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £15,500