



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



5 Wilmur Crescent, Poole, Dorset, BH15 3SQ

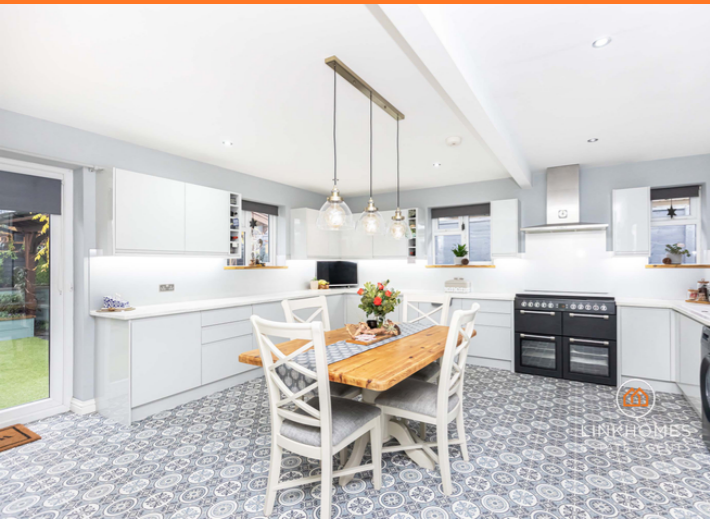
Guide Price £475,000

**** SIMPLY STUNNING **** A brilliant opportunity to acquire this three double bedroom detached bungalow located in the heart of Oakdale, Poole. ‘5 Wilmur Crescent’ is situated in a quiet Cul-de-sac and has been fully renovated to a high standard by the current owners. Few of the properties many fine features include a modern kitchen diner with ample storage/ worktop space, an En-suite shower room to bedroom two, an outbuilding/garden room, a spacious garage with a pitched roof benefitting from power and electric door, a private workshop area, a block paved driveway with space for multiple vehicles, living room with dual aspect windows and a fully landscaped rear garden with a pergola that is perfect for entertaining. Viewing is highly recommended to fully appreciate the accommodation on offer.

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station and Poole train station roughly just 1.7 miles away. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary’s Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards 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

Coved and smooth set ceiling, downlights, smoke alarm, a composite double glazed frosted front door to the side aspect opening onto the driveway area, a radiator, power points and luxury vinyl flooring.

Living Room

Smooth set ceiling, ceiling light, dual aspect UPVC double glazed windows to the front and rear of the property overlooking the driveway and the rear garden area, vinyl flooring, radiator, built-in feature fireplace, power points, television point, wall mounted consumer unit and in-built CCTV system.

Kitchen/Diner

Smooth set ceiling, downlights, feature ceiling light, smoke alarm, loft hatch (which has a loft ladder and a 'Valiant' combination boiler enclosed), dual aspect UPVC double glazed windows to the side and rear overlooking the side walkway and the rear garden, UPVC double glazed French doors to the rear aspect opening onto the garden area, radiator, wall and base soft closing fitted units, space for a washing machine, space for a long-line fridge/freezer, space for a double sized oven with splash back and a stainless steel extractor fan above, single bowl sink with drainer, plumbing for an integrated dishwasher, 'Philips' LED lighting under the wall units in the kitchen controlled via the 'Philips Hue' app and luxury vinyl flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, dual aspect UPVC double glazed windows to the front and side aspect overlooking the driveway with fitted shutters, power points, vinyl flooring, radiator and power points.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect overlooking the driveway with fitted shutters, vinyl flooring, radiator, power points and en-suite shower room.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted windows to the side aspect, tiled walls, a double enclosed shower, a stainless-steel heated towel rail, a pedestal sink, two wall mounted cupboards with front mirrored doors, a shaving point, a toilet and luxury vinyl flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed windows to the side aspect overlooking the side walkway, vinyl flooring, radiator, power points.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed windows to the side aspect, tiled walls, a panelled bath, stainless steel heated towel rail, a toilet, pedestal sink and luxury vinyl flooring.

Outside

Rear Garden

Mainly laid to artificial grass with patio underneath, sheltered seated patio area, a wooden pergola with a cedar wooden tiled roof with power, an electric heater, 'Philips' LED lighting which is controlled via the 'Philips Hue' app and lighting enclosed, raised flower bed area and side gated access to the front of the property.



Outbuilding/Garden Room

The outbuilding is built with Siberian wood and has a smooth set ceiling, downlights, aluminium double-glazed window to the side aspect, aluminium double glazed bi-fold doors to the front aspect opening onto the garden area, vinyl flooring, an electric radiator, consumer unit and power points enclosed.

Workshop

Two storage units, one is a 10 x 8 and one is a 10 x 12 in measurement, power, lighting, sheltered workshop with gates access, ample storage space each side of the storage units, UPVC double glazed frosted single door access to the garage and surrounding fences.

Garage

Tiled pitched roof, electric up and over door, over sized single garage, space for a tumble dryer, consumer unit, ceiling lights, power points, base units, outside lighting, power and water tap.

Driveway

Blocked paved driveway, space for multiple vehicles, raised flower beds, side gated access to the rear garden and external downlights to the outside of the property which surround the entire property.

Agents Notes

Useful Information

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

Useful Information From The Seller

Works Completed in 2009:
The property benefits from a new roof structure, inclusive of breather felt, tiles, battens and timbers.
There is a large loft space which is partially boarded, perfect for storage.
There is cavity wall insulation throughout.
There is 300mm of insulation in the loft.
Recently replaced ceiling joists throughout.
Recently replaced internal walls, brickwork and stud walls.
The property has been re-wired throughout.
The property has a new plumbing system.
The combi boiler has been serviced every year from installation.
New water main from the meter to the property.
The property benefits from a CCTV security system.
The property benefits from an EV charging point.
Approximately £93 per month for gas and electricity combined.

Stamp Duty

First Time Buyer: £8,750
Moving Home: £13,750
Additional Property: £37,500