



**LINKHOMES**  
ESTATE AGENTS

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Total area: approx. 90.8 sq. metres (977.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.



**3b Evelyn Road, Bournemouth, Dorset, BH9 1ST**  
**Offers Over £350,000**

**\*\* NO FORWARD CHAIN \*\* SECLUDED DEVELOPMENT OF JUST THREE BUNGALOWS \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom detached bungalow, in need of modernisation, and located in the BH9 postcode. Tucked away in a quiet cul-de-sac and benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite and fitted wardrobes, a living room with direct access onto the southerly-facing private rear garden, a separate kitchen with space for a dining table and appliances, a three-piece bathroom suite, a single garage with a pitched roof offering power and lighting and a tarmacked driveway with parking for multiple vehicles. This is a must view to appreciate the accommodation on offer!

Tucked away in a quiet development of just three, Evelyn Road is situated in a cul-de-sac in the sought-after Moordown location. Evelyn Road is situated in the residential area of Moordown and it is within walking distance from Winton High Street which offer an abundance of useful amenities including Co-Op, The Post Office, Flamingo, Sainsbury's, Otto Coffee House and other independent businesses. Local schools include Moordown St John's Primary School and Winton Primary School which is located under a mile away. Castlepoint and Mallard Retail Park is only a short drive away and the Wessex Way is situated just over two miles away giving direct access to the M27 Motorway with London roughly just 2-hour 30 minutes commute. A truly great location!

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 ceiling, ceiling lights, smoke alarm, alarm system, loft hatch, wooden front door with frosted glass to the side aspect, radiator, two airing cupboards - one with the water cylinder enclosed, power points, radiator, thermostat and carpeted flooring.

#### Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, smoke alarm, single wooden door with frosted glass to the rear aspect, wall and base fitted units, four point gas hob with integrated oven and extractor fan, tiled splash back, power points, one and a half bowl composite sink with drainer, space for a longline fridge/freezer, space for a washing machine, radiator, cupboard with the boiler enclosed, radiator and tiled flooring.

#### Living Room

Coved ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect, radiator, power points, television point and carpeted flooring.

#### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, two double built-in double wardrobes, power points, television point, en-suite and carpeted flooring.

#### En-Suite Shower Room

Coved ceiling, extractor fan, ceiling light, UPVC double glazed frosted window to the side aspect, single enclosed electric shower, pedestal sink, toilet, radiator, tiled walls and vinyl flooring.

#### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, double built-in wardrobe, radiator, power points and carpeted flooring.



### Bedroom Three

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

### Bathroom

Coved ceiling, extractor fan, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath, pedestal sink, toilet, tiled walls, radiator and vinyl flooring.

### Outside

#### Garden

Mainly laid to lawn with surrounding wooden fences, side gated access, outside tap, outside light and a patio area.

#### Garage

Single garage with a pitched roof, manual up and over door, power and lighting.

#### Driveway

Tarmacked driveway with space for multiple vehicles, side gated access, lawn area and surrounding shrubbery.

### Agents Notes

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D - Approximately £2,254.94

### Stamp Duty

First Time Buyer: £2,500  
Moving Home: £7,500  
Additional Property: £25,000