



Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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.



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



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## 20 Davis Road, Poole, Dorset, BH12 2BA

Guide Price £310,000

**\*\* PERFECT FIRST TIME BUY \*\* ALMOST 1,000 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom semi-detached house located in the heart of BH12. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a feature bay window, a three-piece family bathroom suite with a separate WC, a modern kitchen with access onto the private rear garden, a separate living room, a dining room, a utility room with space for appliances and a separate WC. This is a must-view to appreciate the position and living accommodation on offer!

Davis Road is within walking distance to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Local schools and nurseries include Heatherlands Primary School, St John's Pre-school and both Livingstone infant and junior school. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Branksome Train Station is 0.5 miles away from the property offering direct routes to Bournemouth, Southampton & London Waterloo.





## Ground Floor

### Entrance Porch

Smooth set ceiling, double glazed single door with frosted glass to the front aspect and vinyl flooring.

### Entrance Hallway

Smooth set ceiling, ceiling light, wooden door with frosted glass to the front aspect, radiator, power points and laminate flooring.

### Living Room

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, cupboard with the consumer unit enclosed, feature electric fireplace, power points, television point and carpeted flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, five ring gas hob with integrated oven and stainless-steel overhead extractor fan, stainless steel sink with drainer, integrated dishwasher, radiator, power points and laminate flooring.

### Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, space for a longline fridge/freezer, space for a washing machine, wall mounted sink and laminate flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, toilet and laminate flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, loft hatch (partially boarded), smoke alarm, wooden balustrades and carpeted flooring.



### Bedroom One

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

### Bedroom Two

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

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower, extra shower head and glass shower screen, pedestal sink, toilet, stainless steel heated towel rail, fitted storage with the combination boiler enclosed, feature fireplace and laminate flooring.

### Separate W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet and vinyl flooring.

## Outside

### Garden

Laid to lawn with decking and concrete area, side gated access, surrounding wooden fences, surrounding shrubbery and outside tap.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £500  
Moving Home: £5,500  
Additional Property: £21,000