



Total area: approx. 93.8 sq. metres (1009.6 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.



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27 Collwood Close, Poole, Dorset, BH15 3HF
Guide Price £365,000

**** SIMPLY STUNNING ** CUL-DE-SAC LOCATION ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this immaculate three bedroom end-terraced house situated in the much-desired and residential Oakdale location. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two both offering fitted wardrobes, a timeless kitchen with space for a dining table, a living room with a media wall and direct access onto the private rear garden, a stylish three-piece family bathroom suite, a downstairs WC, a garage offering power and lighting and a concrete driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and living accommodation this perfect family home has to offer.

Oakdale is a desirable and residential area, centrally-located and within walking distance to Poole Town Centre, Poole Bus Station and Poole Train Station which is just 1.6 miles away, which connects to the main line going to London Waterloo in just over two hours. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/Junior, St Edwards and Ocean Academy. Some useful amenities including the Co-op and Tesco Fleets Bridge, Nuffield Industrial Estate and David Lloyd among many others 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, UPVC double glazed frosted front door to the side aspect, UPVC double glazed frosted window to the side aspect, 'HIVE' thermostat, feature panelling, understairs built-in storage housing the Worcester combi boiler, power points and laminate flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, wall and base fitted units, undercounter lighting, space for an American-style fridge/freezer, integrated 'Hot Point' dishwasher, space for a washing machine, 'Hisense' Induction hob with integrated 'Hisense' oven and extractor fan, television point, power points, radiator and laminate flooring.

Living Room

Coved and smooth set ceiling, downlights, UPVC double glazed sliding doors to the rear aspect leading onto the rear garden, bespoke fitted shelving with storage cupboards, radiator, power points, television point and laminate flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, extractor fan, sink with tiled splash back, toilet and laminate flooring.

First Floor

Landing

Smooth set ceiling, downlights, loft hatch (ladder, lighting and boarding), feature panelling, power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, two fitted wardrobes, fitted drawers, wall lights, television point, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, downlights, UPVC double glazed window to the front aspect, fitted wardrobes, fitted dressing table, fitted shelving, power points, radiator, feature panelling and carpeted flooring.



Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, part tiled walls, toilet, feature Quartz sink with built-in storage, tiled bath with a waterfall shower and glass shower screen and tiled flooring.

Outside

Garden

Easterly-facing, mainly laid to lawn with decking areas, side gated access, outside light, outside power points, pathway, patio area, surrounding wooden fences, storage cupboard, secured gate to the side of the property.

Garage

Electric roller door, feature lighting, power points, UPVC double glazed window to the side aspect, fitted storage, consumer unit and concrete flooring.

Driveway

Concrete driveway with parking for multiple vehicles, outside lighting, outside tap and shingle area.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £3,250
Moving Home: £8,250
Additional Property: £26,500