



29 Farwell Road, Parkstone, POOLE, Dorset BH12 4PN

£325,000 Freehold

A fabulous ex local authority three bedroom semi detached house conveniently situated between Poole and Bournemouth within close proximity to local shops, amenities and bus routes. This glamorous family home offers good sized living space throughout and viewing is highly advised to appreciate convenient location but also the accommodation on offer, which comprises: 24' lounge/diner, fitted kitchen, conservatory, four piece bathroom suite with corner bath, outside utility room and cloakroom. Externally the property boasts a good sized low maintenance South facing rear garden with sun patio with pergola, artificial lawned area and further patio leading to a summer house and shed. To the front generous brick paved driveway provides off road parking for numerous vehicles with side access to a car port. Further features include: feature fireplace and wood burner to lounge, 'Range' cooker, fitted wardrobes to bedrooms one and three, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Infants, Manorside Primary and St Aldhelms Academy.

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TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
 Made with iMetric 10/2021



- Entrance Hall 13' 5" x 6' 3" (4.09m x 1.91m)
- Lounge/Diner 25' x 12' 9" (7.62m x 3.89m)
- Kitchen 10' 6" x 10' (3.20m x 3.05m)
- Conservatory 9' 11" x 7' 7" (3.02m x 2.31m)
- Landing 8' 8" x 6' 5" (2.64m x 1.96m)
- Bedroom One 13' 7" x 12' 9" (4.14m x 3.89m) max
- Bedroom Two 12' 8" x 9' (3.86m x 2.74m)
- Bedroom Three 8' 11" x 7' 10" (2.72m x 2.39m)
- Bathroom 9' 3" x 5' 6" (2.82m x 1.68m)
- Outside Utility Room 7' 5" x 6' (2.26m x 1.83m)
- Outside W.C. 6' x 2' 7" (1.83m x 0.79m)
- Outside Covered Area 35' 8" x 7' (10.87m x 2.13m)
- Summer House 12' x 9' (3.66m x 2.74m)
- Garden Shed 9' 3" x 9' (2.82m x 2.74m)
- Garden Low maintenance
- Driveway Ample off road parking
- Council Tax Band C



Property Misdescriptions Act 1991
 Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.