



7 Newlyn Way, Parkstone,
Poole, Dorset, BH12 4AE

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FREEHOLD PRICE £340,000

A charming 1930's 3 bedroom detached bungalow, that has been recently modernised and still contains some of the original features. The home has a very private 55' x 35' rear garden, along with an attractive front garden and parking for one car. The bungalow benefits from new UPVC double glazing, new kitchen and bathroom along with recent decoration. Further offering gas central heating (new boiler in 2021) under bungalow storage for bikes/garden equipment and sold vacant with no onward chain. Blended with the recent modernising and updating are some of the original 1930's features to include doors, door handles, picture rails and fireplaces.

- Charming 3 bedroom 1930's detached bungalow
- Recently updated internally
- Newly replaced kitchen and fitted in a range of pale grey units with rose gold handles and wood effect work tops over. Integrated induction hob, oven and space and plumbing for washing machine, dishwasher and fridge/freezer. Large picture window overlooking the garden
- Sitting room with original 1930's fireplace
- Steps down to a good size, 55' x 35' very private, rear garden, with area of lawn and enclosed by timber fencing
- Front garden and off road parking space
- Good size storage room, under the bungalow
- Recently replaced UPVC windows in 2022
- Gas central heating and new boiler fitted in 2021
- Sold vacant with no forward chain

The bungalow is set off Herbert Avenue and is approximately a mile from Tower Park, and just over a mile to Parkstone. Poole Town Centre just over 3 miles away and Bournemouth, just over 2 miles. Branksome Recreation Ground is located just over 500 meters from the property offering a substantial open space with various playing fields and play areas. Branksome railway station is just over a mile away and local schools, to include St Joseph's Catholic Primary School is within 200 meters.

COUNCIL TAX BAND: C

EPC RATE: D

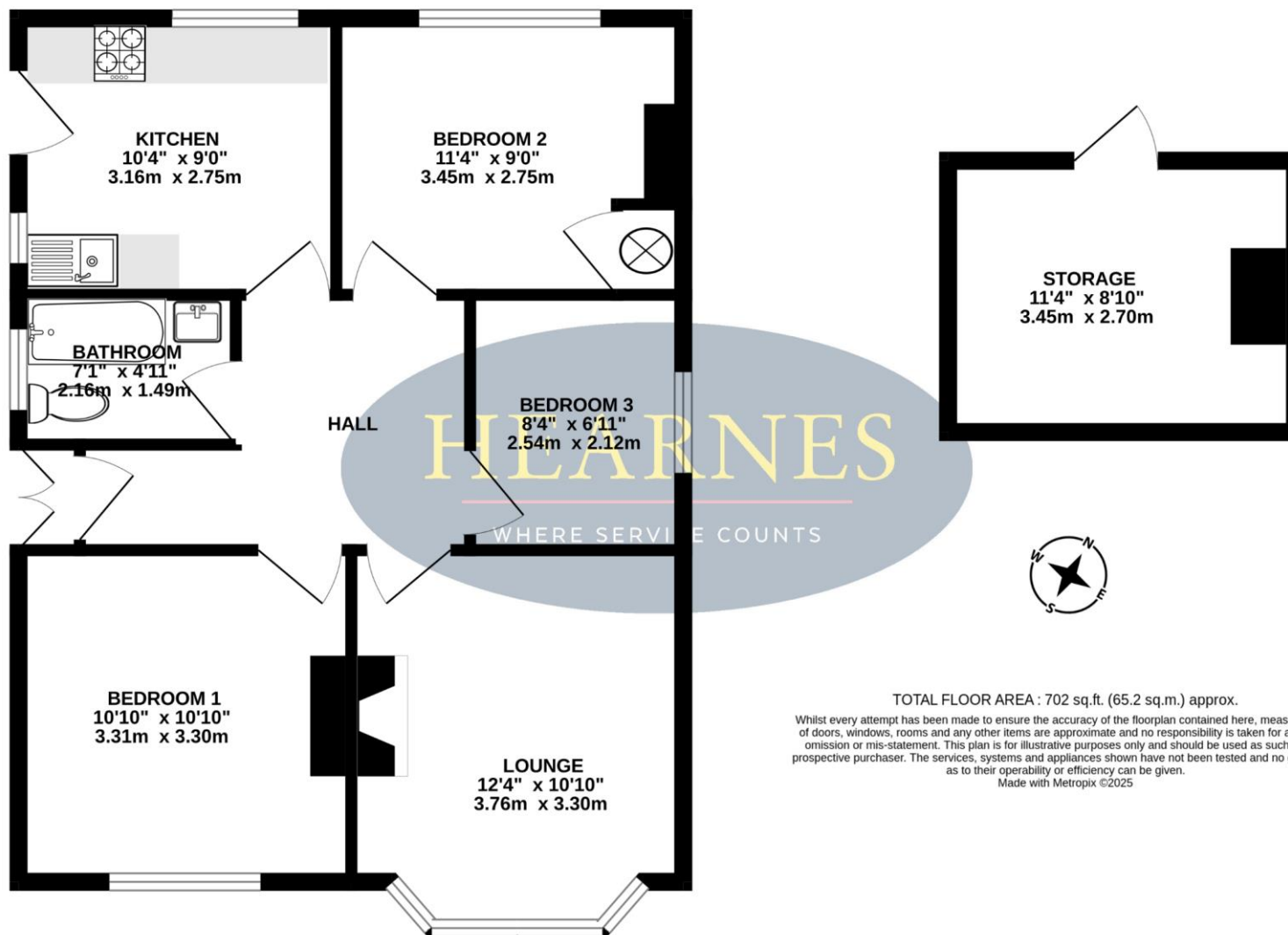
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





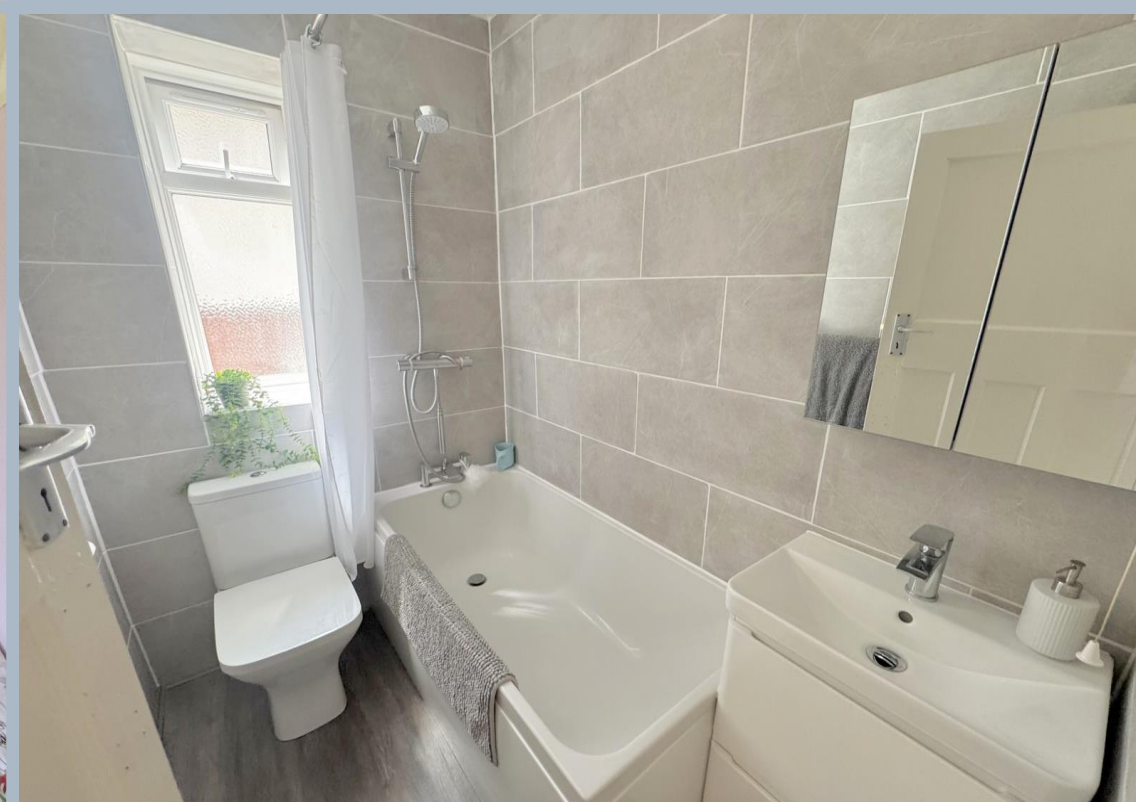
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

BASEMENT LEVEL (LOCATED
BELOW BEDROOM 2)
95 sq.ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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.
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