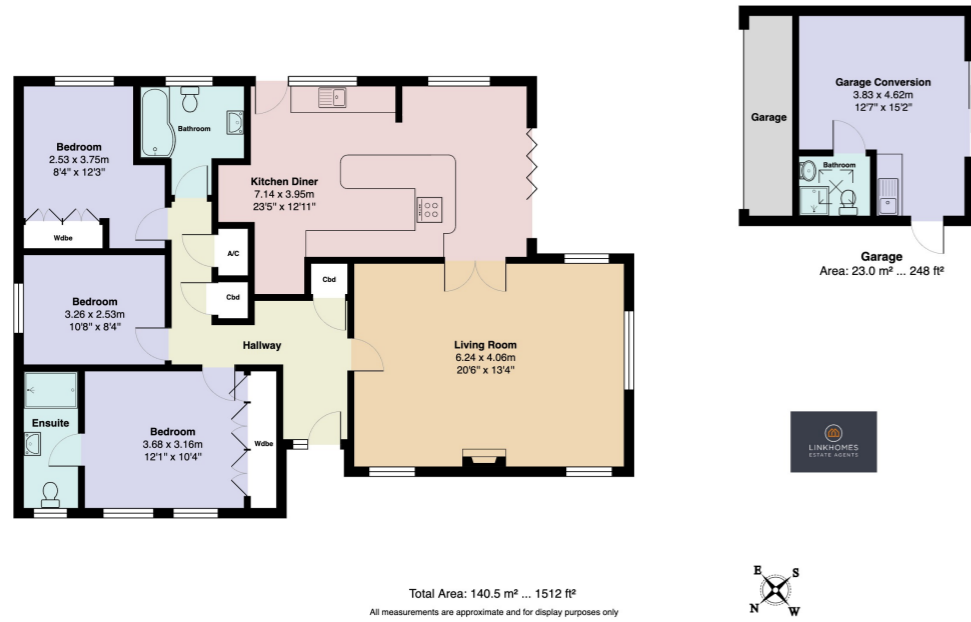




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17 Valley View, Poole, Dorset, BH12 5EP
Guide Price £550,000

**** BOASTING OVER 1,500 SQUARE FEET OF LIVING ACCOMMODATION ** TALBOT VILLAGE LOCATION**
**** Link Homes Estate Agents are delighted to offer for sale this three bedroom detached bungalow situated on a corner-plot in the prestigious Talbot Village location. This perfect family home offers an abundance of standout features including three good-sized bedrooms with bedroom one offering a modern three-piece en-suite and built-in triple wardrobes, an open-plan kitchen/dining room with bi-fold doors onto the South-Westerly facing garden, a separate living room with an electric feature fireplace, a three-piece family bathroom, a self-contained garage conversion, secure gated-parking and a concrete driveway for multiple vehicles! This is a must-view to appreciate the wealth of space and location on offer!**

Valley View is situated in the much-desired and residential Talbot Village location which offers an array of local useful amenities including The Village Surgery, Day Lewis Pharmacy, Premier Convenience Store and L'Arte Coffee House. Valley View is also located within the catchment area for Talbot Village Primary School. Local transport links include a Bus stop just 0.1 miles away and Bournemouth Train Station is just 2.9 miles away with a mainline that connects to London Waterloo. Bournemouth & Poole town centres are also only a short drive away along with the award winning sandy beaches.

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, down lights, smoke alarm, loft access, double-glazed frosted-glass composite door to the front aspect, radiator, power points, a storage cupboard with space for a tumble-dryer, an airing cupboard, a storage cupboard housing the consumer unit and laminate flooring.

Kitchen/Diner

Coved and smooth set ceiling, down lights, suspended lights over the breakfast bar, double-glazed UPVC single door to the rear aspect, double-glazed UPVC windows to the rear aspect, double-glazed UPVC bi-fold doors onto the side aspect, wall and base mounted units with a granite worktop, single butler sink with granite drainer, granite splashback, four-point Indesit induction hob, integrated oven, space for a American fridge/freezer, integrated Bosch dishwasher, a cupboard housing the boiler, space for a washing machine, a breakfast bar, television points, power points, radiators and tiled flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC windows to the front, side and rear aspect, wall lights, feature electric fireplace, radiator, power points, laminate flooring.

Bedroom One

Coved and smooth set ceiling, ceiling lights and downlights, double-glazed UPVC windows to the front aspect, built-in triple wardrobes, power points, television point and carpeted flooring.

En-Suite

Smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window to the front aspect, fully-tiled, enclosed double waterfall shower with glass shower doors and extra showerhead, wall-mounted sink with under storage, toilet, wall-mounted mirror with feature lighting and shaver point, stainless steel heated towel rail and tiled flooring.

Bedroom Two

Coved ceiling, ceiling lights, double-glazed UPVC window to the rear aspect, radiators, built-in wardrobes, drawers and overhead storage, television point, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, radiator, power points and laminate flooring.



Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, panelled bath with overhead electric shower and glass shower screen and features, fully-tiled, toilet, wall-mounted sink with storage, wall-mounted mirror with feature lights, stainless steel heated towel rail and tiled flooring.

Outside

Converted Garage

Smooth set ceiling, downlights, smoke alarm, loft access, double-glazed UPVC single door to the side aspect, double-glazed UPVC French sliding doors to the rear aspect, power points with USB charging, "Midea" heating/air conditioning system, wall and base mounted units, sink with drainer, space for an undercounter fridge/freezer, glass splashback and laminate flooring.

En-Suite

Smooth set ceiling, down lights, extractor fan, Velux-style window to the front aspect, enclosed single shower, wall-mounted sink with storage, feature tiles, wall-mounted mirror with storage, toilet, wall-mounted heated towel rail.

Rear Garden

South-Westerly facing garden, partially decked, partially laid to lawn, partially patio, side gate access, surrounding wooden fences, surrounding shrubbery, pull-out canopy, outdoor power points, outside tap, outside light.

Driveway

Concrete driveway for multiple vehicles, wooden gates and decorative slate border.

Front Garden

Tiled and patio stairs to the front door, laid to lawn, outside light, surrounding shrubbery, sleepers with heavy slate and a path to the off-road parking.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: E - Approximately £2,503.40 per annum

Stamp Duty

First Time Buyer: £6,250
Moving Home: £15,000
Additional Property: £31,500