



Total Area: 76.1 m² ... 819 ft² (excluding garage)
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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16 Oak Gardens, Bournemouth, Dorset, BH11 8TL
Guide Price £350,000

**** NO FORWARD CHAIN ** PRIVATELY SECLUDED IN ITS OWN GATED DEVELOPMENT **** Link Homes Estate Agents are delighted to offer this stunning three-bedroom detached bungalow in the popular BH11 location. Situated in a gated development of just six bungalows, this property offers many fine features, few of which include a separate modern kitchen with built-in appliances, a spacious living room with UPVC double glazed French doors giving direct access onto the fully landscaped rear garden, three bedrooms with bedroom one offering an en-suite and built-in wardrobes, a modern three-piece bathroom suite, a single garage with a pitched roof offering power/lighting and off-road parking for multiple vehicles.

Oak Gardens is situated in the much-desired BH11 postcode, just moments away from Wallisdown High Street offering various local amenities including Tesco Express, Wallisdown Pharmacy, The Post Office, Boots Opticians, Aldi supermarket and main bus routes to both Bournemouth and Poole. Turbary Retail Park is located just 1.5 miles away which offers popular shops including The Range with DeeDee's cafe, Dunelm, Matalan, TK Maxx and many more. This property is a must view to avoid disappointment!



Ground Floor

Entrance Hallway

UPVC double glazed frosted front door to the side aspect, coved and smooth set ceiling, smoke alarm, ceiling light, downlight, loft hatch, video phone entry system, alarm system, radiator, fitted coconut matt, two storage cupboards with the 'Glow Worm' combination boiler enclosed and carpeted flooring.

Lounge

Coved and smooth set ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect opening onto the garden, two UPVC double glazed windows to the side aspect, radiator, power points, a television point and carpeted flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed single door to the side aspect, UPVC double glazed window to the rear aspect, wall and base fitted units, sink with drainer, integrated longline fridge/freezer, integrated 'Indesit' oven and grill, integrated 'Hot Point' washing machine, integrated dishwasher, four-point gas hob with a stainless-steel extractor fan above, power points, spotlights under the cupboards, radiator and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay windows, radiator, built-in wardrobes, power points, en-suite shower room and carpeted flooring.

En-Suite Shower Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, double enclosed shower, a toilet, wall mounted sink, stainless steel towel rail, tiled walls, extractor fan and tiled flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, radiator, UPVC double glazed window to the front aspect, power points and carpeted flooring.

Bedroom Three

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



Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath, toilet, wall mounted sink with under cupboards, wall mounted mirror, stainless steel heated towel rail, part tiled walls and tiled flooring.

Outside

Garden

Patio area, shingled area, sleepers, surrounding fences, side gated access and shrubbery.

Garage

Pitched roof, UPVC double glazed door, lighting, power, up and over door.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: 999 years from 01/07/2009.

Ground Rent: £0

EPC Rating: C

Council Tax Band: D - Approximately £2,254.94 per annum.

Alarm System Fitted

Service Charge: A nominal service charge of £70 per month is payable to cover the insurance of the driveway area and maintenance of the gates. This sum creates a sinking fund.

Each leaseholder on the close has a share in Oak Gardens (Wallisdown) Management Limited, which owns the freehold of all the properties and common area.

The owner must be 55 years or older with the exception that a spouse or "housekeeper" who is under 55 may live with the leaseholder.

Pets are not permitted.

The property is leasehold only to facilitate maintenance of the driveway and gates. An extended term and share of freehold is enjoyed.

Stamp duty

First Time Buyer: £2,500

Moving Home: £7,500

Additional Property: £25,000