



LINKHOMES
ESTATE AGENTS

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Total area: approx. 88.4 sq. metres (951.7 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.



37 Scarf Road, Poole, Dorset, BH17 8QG
Offers Over £300,000

**** NO FORWARD CHAIN ** PERFECT REFURBISHMENT PROJECT **** Link Homes Estate Agents are delighted to present for sale this three bedroom detached bungalow, in need of refurbishment, in the popular and residential area of Canford Heath. Being sold with no forward chain and benefitting from an array of fine features including three good-sized bedrooms, a separate kitchen with room for appliances, a bright and airy living room to the front aspect, a two-piece bathroom suite and separate WC, a single garage offering power and lighting, a mature private rear garden and a block-paved driveway with parking for one vehicle. This is a must-view to appreciate the residential position and potential on offer!

Within walking distance from the property is Adastral Square where you can find 'The Pilot' pub, Iceland, McColl's convenience store, a fish and chip shop, and many other useful amenities. There are a range of Schools on Canford Heath such as Canford Heath Junior School, Canford Heath Infant School, Haymoor Junior School, Magna Academy and the Parkstone and Poole Grammar Schools are also close by. Near by is ASDA supermarket and the Canford heath nature reserve which is perfect for dog walking!

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 Porch

Wooden ceiling, UPVC single door to the front aspect, UPVC double glazed windows to the front and side aspect, wall light, exposed brick and tiled flooring.

Entrance Hallway

Coved ceiling, ceiling light, UPVC double glazed frosted single door to the front aspect, cupboard with the consumer unit enclosed, television point and carpeted flooring.

Kitchen

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect, base mounted units, space for a longline fridge/freezer, space for a washing machine, stainless steel sink with drainer, tiled splash back, power points, radiator, UPVC double glazed frosted single door to the side aspect, integrated oven and vinyl flooring.

Living Room

Coved ceiling, ceiling lights, floor to ceiling double glazed aluminium windows to the front aspect, UPVC double glazed window to the side aspect, radiator, power points, television point, smoke alarm, radiators, thermostat and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, fitted wardrobes and overhead storage, radiator, power points and underlay flooring.

Bedroom Two

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

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect, power points, radiator and underlay flooring.



Bathroom

Ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, pedestal sink, radiator, vanity unit with mirrored front, part tiled walls and vinyl flooring.

Separate W/C

Ceiling light, UPVC double glazed frosted window to the side aspect, toilet, radiator and vinyl flooring.

Additional Hallway

Loft hatch (fitted ladder, lighting and partially boarded) smoke alarm, two storage cupboards (one with the water cylinder enclosed) and carpeted flooring.



Outside

Garden

Laid to lawn with patio area, shed, trees, surrounding wooden fences, surrounding shrubbery, outside tap, outside light, side gated access to both sides and raised flower beds.

Garage

Up and over door to the front aspect, single door to the rear aspect, power, lighting and the boiler.

Driveway

Block-paved driveway with space for a vehicle, laid to lawn with patio area, access to the garage, outside light, surrounding shrubbery and hedges.

Agents Notes

Useful Information

Tenure: Freehold

EPC: D

Council Tax: C - Approximately £ 2,004.38 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £20,000

