



Total area: approx. 117.1 sq. metres (1260.2 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.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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44 Tarrant Close, Poole, Dorset, BH17 9DN
Offers Over £350,000

**** PERFECT FIRST TIME BUY ** CUL-DE-SAC LOCATION ** SOUTHERLY-FACING GARDEN ** ALMOST 1,300 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this recently-renovated three bedroom semi-detached house located in the ever-popular BH17 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two both offering generous fitted wardrobes, a stylish separate kitchen with integrated appliances, a bright and airy living room leading onto the conservatory, a modern three-piece family bathroom suite, a downstairs WC, ample storage throughout, a Southerly-facing and low maintenance private rear garden, a single garage with a pitched roof offering power and lighting, and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet position and modern living accommodation this property has to offer!

Tarrant Close is tucked away in a quiet cul-de-sac location, situated in the residential area of Canford Heath. There are some great local schools including Canford Heath Infant, Canford Heath Junior, Ad Astra Infant School, Magna Academy and both the Grammar schools are within walking distance. There are some brilliant local amenities few of which include The Post Office, frequent bus routes, Asda Supermarket, local pubs and the heathland which is perfect for dog walking. The popular Broadstone High Street is just over 1.5 miles away and Poole/Bournemouth Town centres are only a short drive from the property. A truly great location!

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, ceiling light, loft hatch, smoke alarm, alarm system, consumer unit, UPVC single door to the front aspect, radiator and laminate flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, integrated fridge/freezer, integrated washing machine, four point 'Lamona' gas hob with integrated 'Lamona' oven and extractor fan, integrated 'Lamona' microwave, one and a half bowl stainless steel sink with drainer, cupboard with the boiler enclosed, tiled splash back, feature kickboard lighting, power points and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, double glazed wooden doors to the rear aspect, radiators, understairs storage cupboard and laminate flooring.

Conservatory

UPVC double glazed roof, UPVC double glazed windows to the side and rear aspects, UPVC double glazed French doors to the rear aspect, radiators, exposed brick, power points and tiled flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the to side aspect, toilet, wall mounted sink with storage, radiator and laminate flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, boarded, water tank and lighting), power points, airing cupboard with shelving, wooden balustrades and carpeted flooring.

Bedroom One

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



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect radiator, double fitted wardrobes and laminate flooring.

Bedroom Three

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

Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, enclosed waterfall shower with additional shower head, toilet, wall mounted sink with storage, mirror with lighting and de-mister, stainless steel heated towel rail, tiled walls and flooring.



Outside

Garden

Tiered garden, laid to artificial lawn with surrounding wooden fences, outside light, decked area, access to the basement and a wooden terrace.

Garage

Pitched roof, manual up and over door, power and lighting.

Driveway

Tarmacked driveway with parking for multiple vehicles, surrounding wooden fences, block-paved area, outside taps and side access to the garden.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000

