

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



LINKHOMES  
 ESTATE AGENTS



Total Area: 184.1 m<sup>2</sup> ... 1982 ft<sup>2</sup> (excluding open porch)  
 All measurements are approximate and for display purposes only



**29 Pound Lane, Poole, Dorset, BH15 3PS**  
**Guide Price £600,000**

**\*\* GORGEOUS FAMILY HOME \*\* PREMIER ROAD IN OAKDALE \*\* ALMOST 2,000 SQUARE FEET OF LIVING ACCOMMODATION \*\* WESTERLY-FACING GARDEN \*\*** Link Homes Estate Agents are pleased to present for sale this extended six bedroom, four bathroom detached family home situated in the sought-after and residential area of Oakdale. Benefitting from an array of fine features including five good-sized bedrooms on the first floor with bedroom one offering fitted wardrobes and a three-piece en-suite, a separate kitchen with space for a dining table, a snug lounge with a feature fireplace and a bay window to the front aspect, a conservatory leading onto the Westerly-facing landscaped private rear garden, a three-piece shower room on the ground floor, a fully self-contained one bedroom annexe, a garage offering power and lighting, a shingle driveway with parking for multiple vehicles and curb appeal to die for! This is the perfect family home!

Pound Lane is located in the desirable and residential area of Oakdale and sits within walking distance to Tesco Express, The Co-Op, Doctor's surgeries, Poole Hospital, local pubs and Oakdale Playing fields. Schools close by include St Edward's School, Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior school and Ocean Academy. Poole Town Centre is just over a mile away and benefits from the Dolphin Shopping Centre, The Lighthouse Theatre, Poole Bus and Train Station with direct routes to London Waterloo in approximately two hours.

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, smoke alarm, UPVC double glazed single door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, understairs storage cupboard with the consumer unit enclosed, additional storage cupboard, power points, partially-tiled and partially-carpeted flooring.

### Downstairs Shower Room

Coved and smooth set ceiling, downlights, extractor fan, circular stained-glass window to the front aspect, UPVC double glazed frosted window to the side aspect, enclosed electric shower, wall mounted sink, toilet, radiator, tiled walls and flooring.

### Living Room

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed bay window to the front aspect, radiator, feature electric fireplace and laminate flooring.

### Kitchen

Coved and smooth set ceiling, downlights, wall and base fitted units, UPVC double glazed French doors leading onto the conservatory, two-ring gas and two-ring electric hob with integrated oven and stainless steel extractor fan, space for a dishwasher, composite sink with drainer, integrated microwave, tiled splash back, power points, television point, low level spotlights, radiator and laminate flooring.

### Utility

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, space for a washing machine, space for a tumble dryer, space for an American sized fridge/freezer, base mounted units, power points, boiler and laminate flooring.

### Conservatory

UPVC roof, UPVC double glazed windows to the side and rear aspect, UPVC double glazed French doors to the side aspect, wall lights, power points, radiators and laminate flooring.

### Annexe

### Porch

Smooth set ceiling, ceiling light, UPVC double glazed single door to the rear aspect, UPVC double glazed window to the rear aspect, exposed brick and tiled flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, extractor fan, smoke alarm, UPVC double glazed frosted window to the side aspect, UPVC double glazed window to the rear aspect, power points, television point, radiator, cupboard with the consumer unit enclosed, base mounted units, stainless steel sink with drainer, space for a low-level fridge and laminate flooring.

### Bedroom

Smooth set ceiling, wall lights, UPVC double glazed frosted window to the side aspect, power points, radiator, en-suite and laminate flooring.

### En-Suite

Smooth set ceiling, wall light, enclosed shower, pedestal sink, toilet, vanity unit and tiled flooring.

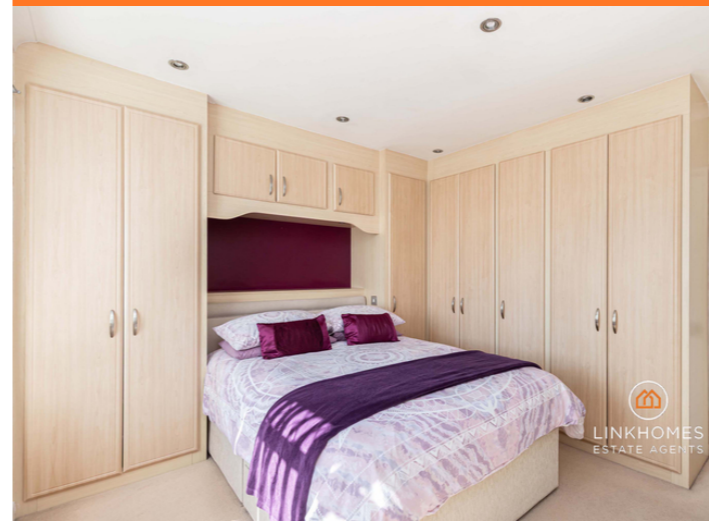
## First Floor

### Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch (partially boarded and lighting), UPVC double glazed window and frosted window to the side aspect, radiator, storage cupboard with the water cylinder and shelving enclosed, power points and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, downlights, UPVC double glazed bay window to the front aspect, radiator, fitted wardrobes, fitted overhead cabinets, fitted dressing table, fitted drawers, power points, television point, en-suite shower room and carpeted flooring.



### En-Suite Shower Room

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, walk-in shower, wall mounted sink with storage, toilet, shaving point, radiator, part tiled walls and tiled flooring.

### Bedroom Two

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

### Bedroom Three

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the rear aspect, double fitted wardrobe, radiator, power points, television point and carpeted flooring.

### Bedroom Four

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

### Bedroom Five

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

### Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, panelled bath with electric shower, toilet, wall mounted sink with under storage, mirror with lighting, shaving point, radiator and tiled flooring.

### Outside

### Garden

Mainly laid to lawn with patio area, shed, surrounding wooden fences, side gated access, outside tap, decking area and side gated access.

### Garage

Electric roller door, power, lighting, a tap and concrete flooring.

### Driveway

Shingle driveway with space for multiple vehicles, surrounding hedges, gates, outside light, patio area and side gated access.

### Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,399.99 per annum.

### Stamp Duty

First Time Buyer: £20,000  
Moving Home: £20,000  
Additional Property: £50,000