



LINKHOMES  
ESTATE AGENTS

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**15 Hill Crest Road, Poole, Dorset, BH12 3LA**  
**Guide Price £350,000**

**\* NO FORWARD CHAIN \*\* PERFECT REFURBISHMENT PROJECT \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom detached house situated in the BH12 postcode. Benefitting from an array of standout features including four good-sized bedrooms, two reception rooms with a sliding partition wall, a kitchen/dining room, a three-piece bathroom suite, a separate WC on the first floor, a utility room, a private rear garden and over 1200 square feet of living accommodation. This property is a must view to appreciate the accommodation on offer!

Hill Crest Road is a short walk to Ashley Road consisting of a variety of other useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the DW gym is also on site. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. Parkstone and Branksome Train Station also sit within walking distance from the property and connect to the mainline which takes you directly to London Waterloo. 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 ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect, UPVC double glazed single door to the side aspect, cupboard with the consumer unit, radiator, telephone point, stairs to the first floor and carpeted flooring.

### Reception Room

Coved ceiling, ceiling light, UPVC double glazed sash style windows to the front aspect, radiator, power points, wooden sliding partition doors and carpeted flooring.

### Reception Room

Coved ceiling, two ceiling light, UPVC double glazed single door to the rear aspect, back boiler, UPVC double glazed frosted window to the side aspect, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

### Kitchen

Coved ceiling, ceiling light, UPVC double glazed windows to the side aspect, wall and base fitted units, extractor fan, radiator, one and a half bowl composite sink, tiled splash back, power points, television point and carpeted flooring.

### Utility Room

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed single door to the rear aspect, radiator, power points and tiled flooring.

### Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, tiled walls, panelled bath with overhead shower, toilet, stainless steel heated towel rail, pedestal sink and tiled flooring.

## First Floor

### Landing

Ceiling light, smoke alarm, loft hatch, UPVC double glazed window to the side aspect, radiator, power points, wooden balustrades and carpeted flooring.

### Bedroom One

Ceiling light, dual aspect UPVC double glazed window to the side and rear, feature beams, radiator, pedestal sink, power points, television point and carpeted flooring.



### Bedroom Two

Ceiling lights, UPVC double glazed sash style window to the front aspect, pedestal sink, radiator, internet point, power points, television point and carpeted flooring.

### Bedroom Three

Ceiling light, UPVC double glazed window to the rear aspect, feature beams, built-in wardrobes and cupboards, radiator, television point, retro antique fireplace, internet point and carpeted flooring.

### Bedroom Four

Ceiling light, UPVC double glazed sash style window to the front aspect, radiator, feature beams, wall mounted sink, power points, television point and carpeted flooring.

### Separate W/C

Wall light, UPVC double glazed frosted sash style window to the side aspect, tiled walls, toilet and carpeted flooring.

## Outside

### Garden

Mainly laid to lawn with patio area, side access, surrounding wooden fences and shrubbery, trees and outside tap.

### Front of Property

Surrounding wooden fences, patio area, brick wall and a gate.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £1,909.11 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £5,000  
Additional Property: £22,500

### Stamp Duty from the 1st April 2025

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