



40 David Way, Hamworthy, Poole, Dorset BH15 4QX

£335,000 Freehold

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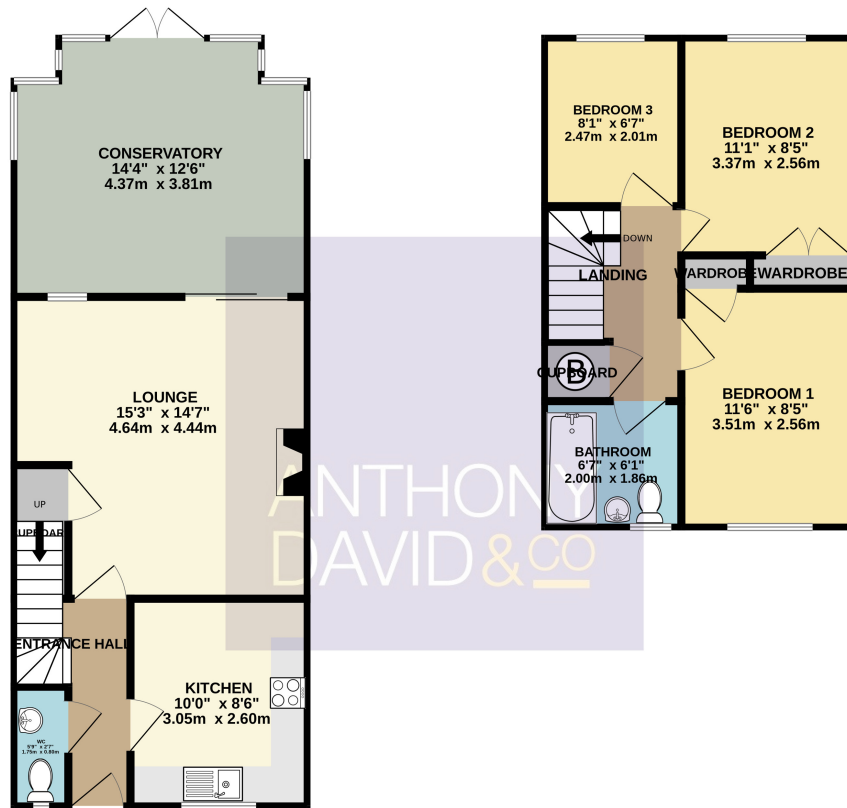
01202 677444

A three bedroom semi detached house ideally situated in this quiet residential road in Hamworthy within close proximity of Hamworthy Beach, Ham Common and the popular Hamworthy Park. Local shops, amenities and bus routes are also close by. The property presents an ideal starter home and internal viewing is highly advised to appreciate the good sized living space on offer. The accommodation comprises: living room, fitted kitchen, downstairs cloakroom, conservatory, two double bedrooms, one single bedroom and family bathroom. Externally the property boasts a South Westerly aspect garden with raised decking leading to artificial lawned area. The driveway provides off road parking which in turn leads to an integral garage. Further features include: feature wall mounted fire, new boiler (2023), new conservatory roof (2020), gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infant School & Nursery, Hamworthy Park Junior School and Poole High School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to

Living Room 4.64m x 4.44m (15' 3" x 14' 7")

Conservatory 4.37m x 3.81m (14' 4" x 12' 6")

Downstairs Cloakroom 1.75m x 0.8m (5' 9" x 2' 7")

Landing Doors to

Bedroom One 4.14m x 2.56m (13' 7" x 8' 5")

Bedroom Two 3.37m x 2.56m (11' 1" x 8' 5")

Bedroom Three 2.47m x 2.01m (8' 1" x 6' 7")

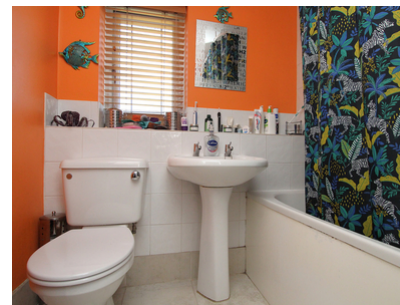
Bathroom 2m x 1.86m (6' 7" x 6' 1")

Garage 5.2m x 2.5m (17' 1" x 8' 2")

Garden South Westerly aspect

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		70	82

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.