



Total Area: 54.9 m<sup>2</sup> ... 591 ft<sup>2</sup> (excluding garden room, garage)  
All measurements are approximate and for display purposes only



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.



#### Link Homes

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### 12 Otter Road, Poole, Dorset, BH15 3NH Guide Price £330,000

**\*\* CUL-DE-SAC LOCATION \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom detached bungalow tucked away in a private cul-de-sac in the Heart of Oakdale, BH15. Benefitting from an array of standout features including two good-sized bedrooms, a living room with an electric feature fireplace and direct access onto the private Southerly-facing garden, a modern stylish separate kitchen with integrated appliances, a single garage with power and lighting, a garden room, a two piece bathroom suite with a separate WC and off-road parking for multiple vehicles! This property is a must view to avoid disappointment!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station all within walking distance. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also close by to the property. A great location!





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, loft hatch (fitted ladder, partially boarded with lighting), UPVC double glazed frosted single door to the side aspect, radiator, feature panelling, thermostat, storage cupboard with the combination boiler enclosed and laminate flooring.

### Kitchen

Smooth set ceiling, spotlights, UPVC double glazed window to the rear aspect, wall and base fitted units, four-point induction hob with integrated 'Bosch' oven, tiled splash back, radiator, stainless steel sink with drainer, feature shelving, enclosed consumer unit, integrated low level fridge, integrated washing machine, power points with USB charging and laminate flooring.

### Living Room

Smooth set ceiling, ceiling light, wall light, UPVC double glazed French doors to the rear aspect, feature electric log burner, feature panelling, radiator, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, feature panelling, power points, radiator and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.



### Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath, pedestal sink, radiator, part tiled walls and vinyl flooring.

### Separate W/C

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



## Outside

### Garage

Single garage with power and lighting.

### Garden

Southerly-facing, laid to lawn with patio area, surrounding wooden fences, garden room with exposed brick walls, electric radiator, lighting, power points and vinyl flooring.

### Driveway

Concrete driveway with space for multiple vehicles, outside light, patio slabs, surrounding wooden fences and a shingle boarder.



## 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: £4,000  
Additional Property: £20,500

