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LINKHOMES  
ESTATE AGENTS



**78 Wimborne Road, Poole, Dorset, BH15 2BZ**  
**Guide Price £550,000**

**\*\* OVER 2100 SQUARE FEET OF LIVING ACCOMODATION \*\* GUIDE PRICE £550,000 TO £575,000 \*\*** Link Homes Estate Agents are delighted to offer this six-bedroom semi-detached character style house situated in the much desired Heckford Park, Poole location. This beautifully presented family home is arranged over three floors with many stand out qualities, few of which includes five double bedrooms, secure gated off road parking for three/ four vehicles, a low maintenance Southeast private rear garden, a four piece modern bathroom suite, a separate toilet, a living room measuring 28'6" x 11'11", a kitchen diner measuring 25'2" x 11'11" and ample storage space. An internal viewing is an absolute must to fully appreciate the accommodation on offer.

Poole Hospital, The Bus Station, The Lighthouse (Poole's centre for the arts), The High Street, Poole Park, The Quay and Baiter Park are just a few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and its award-winning sandy beaches that go with it. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. The train station connects to the direct line taking you 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

### Porch

UPVC double glazed front door to the front aspect opening onto the front garden area, feature tiled flooring, exposed brick walls, UPVC double glazed windows to the front and side aspect overlooking the front garden area, wall light and the original front door opening onto the entrance hallway.

### Entrance Hallway

Ornate coving and smooth set ceiling, ceiling lights, laminate flooring, radiator, enclosed consumer unit, power points, a digital dial thermostat and the staircase to the first floor.

### Living Room

Ornate coving and smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect overlooking the front garden, UPVC double glazed French doors to the rear aspect opening onto the rear private garden, laminate flooring, four radiators, power points and a television point.

### Kitchen

Smooth set ceiling, downlights, dual aspect UPVC double glazed windows to the rear and sides overlooking the rear garden, UPVC double glazed single frosted door to the rear aspect opening onto the rear garden, two skylights, vinyl flooring, part tiled walls, wall and base fitted units, space for a double sized oven, space for an extractor fan above, space for a dishwasher, space for a washing machine, space for an American sized fridge freezer, enclosed combination ‘Worcester’ boiler, one and a half bowl stainless steel sink with drainer, power points, a radiator and a television point.

### First Floor

#### Landing

Coved and smooth set ceiling, ceiling light, ornate coving, smoke alarm, carpeted flooring, power points, staircases to the ground and second floors.

#### Bedroom One

Ornate coving, ceiling light, UPVC double glazed bay windows to the front aspect overlooking the front garden, laminate flooring, radiator and power points.

#### Bedroom Two

Ornate coving, ceiling light, UPVC double glazed window to the rear aspect overlooking the rear garden, carpeted flooring, radiator, power points and built-in wardrobes.

#### Bedroom Five

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

#### Bedroom Six

Ceiling light, UPVC double glazed window to the front aspect overlooking the front garden, laminate flooring and power points.



## Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, vinyl flooring, toilet, wall mounted sink with under cupboard, part tiled walls, in-built mirror, single enclosed rainfall shower, panelled bath and a stainless-steel heated towel rail.

### Separate W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, vinyl flooring, part tiled walls and a toilet.

## Second Floor

### Landing

Coved and smooth set ceiling, Velux window, access to the loft storage (lighting and boarded), carpeted flooring, staircase to the first floor and a ceiling light.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect overlooking the front garden area, carpeted flooring, two radiators, built-in wardrobes and power points.

### Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the back garden area, carpeted flooring radiator, a built-in wardrobe and power points.

## Outside

### Front Garden

Mainly laid to lawn, blocked paved pathway, surrounding walls, gated access, flower bed areas, shrubbery and side gated access.

### Rear Garden

Southeast facing, split level garden with patio steps leading to each level, mainly laid to patio with gravel areas, surrounding fences and brick walls, rear gated access to the driveway, raised flower beds, a wall softener and the driveway to the rear of the garden.

### Driveway

Space for three/ four vehicles, a shed and double gated secure access.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £17,500  
Moving Home: £17,500  
Additional Property: £45,000