



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.

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.



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20 Pinetree Walk, Poole, Dorset, BH17 7EH
Guide Price £315,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom terraced house situated in the much-desired and residential area of Creekmoor. The property benefits from an array of fine features including two good-sized bedrooms with triple fitted wardrobes in bedroom one, an open-plan living room/dining room with direct access onto the landscaped private garden, a stylish separate kitchen with integrated appliances, a modern four-piece family bathroom suite, a downstairs WC, a single garage and a block-paved driveway with parking for two vehicles. This is a must-view to appreciate the quite position and living accommodation on offer!

Pinetree Walk is nestled in the heart of Creekmoor within a stones throw away from Creekmoor ponds. Upton Country Park, Castleman Trailway which leads to the much-loved Broadstone Broadway and Upton Heath are within walking distance from the property. Other attractions and amenities include the Acorn Pub, Southern Aquatics (pet store), the two Co-op's, Creekmoor Plaice (fish and chips takeaway), the Post Office and many others. Schools close by include, Broadstone First School, Broadstone Middle School, Parkstone Grammar and Poole Grammar. A short drive away from the property you can also find Poole and Bournemouth town centres along with its award winning beach.



Ground Floor

Porch

Composite front door to the front aspect opening onto the driveway, smooth set ceiling, downlight, part tiled walls and vinyl flooring.

Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, part tiled walls, toilet, wall mounted sink with storage and vinyl flooring,

Entrance Hallway

Smooth set ceiling, ceiling lights, UPVC double glazed frosted door to the front aspect opening onto the porch area, radiator, consumer unit, power points, staircase to the first floor and laminate flooring.

Open Plan Living room/Dining Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed French doors and windows to the rear aspect opening onto and overlooking the rear garden, two radiators, power points television point, serving hatch and the understairs storage cupboard and laminate flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed frosted windows to the front aspect, wall and base fitted units, four-point 'Neff' electric hob with 'Neff' integrated oven and a stainless-steel extractor fan, integrated long-line fridge/freezer, integrated washing machine, integrated bin storage, power points, hatch to the living room, composite sink with drainer, the boiler, power points and vinyl flooring.

First Floor

Landing

Smooth set ceiling, ceiling lights, smoke alarm, loft hatch (boarded, loft ladder & lighting), airing cupboard, staircase to the ground floor with wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the rear garden with bespoke fitted shutters, radiator, power points, built-in triple wardrobes and an additional storage cupboard and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect overlooking the driveway with bespoke fitted shutters, radiator and power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, part tiled walls, panelled bath, enclosed waterfall shower and an additional shower head, wall mounted sink with storage, wall mounted cupboard with front mirrored doors, stainless steel heated towel rail, a toilet and vinyl flooring.

Outside

Garden

Artificial lawn with a porcelain patio area, surrounding wooden fences, outside light & tap, rear gated access leading to the garage, raised sleepers and shingle and patio pathway to the rear.

Garage

Garage in a block of two, with an up and over door.

Driveway

Block-paved with space for multiple vehicles, outside light and a tap.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £750
Moving Home: £5,750
Additional Property: £21,500