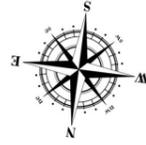




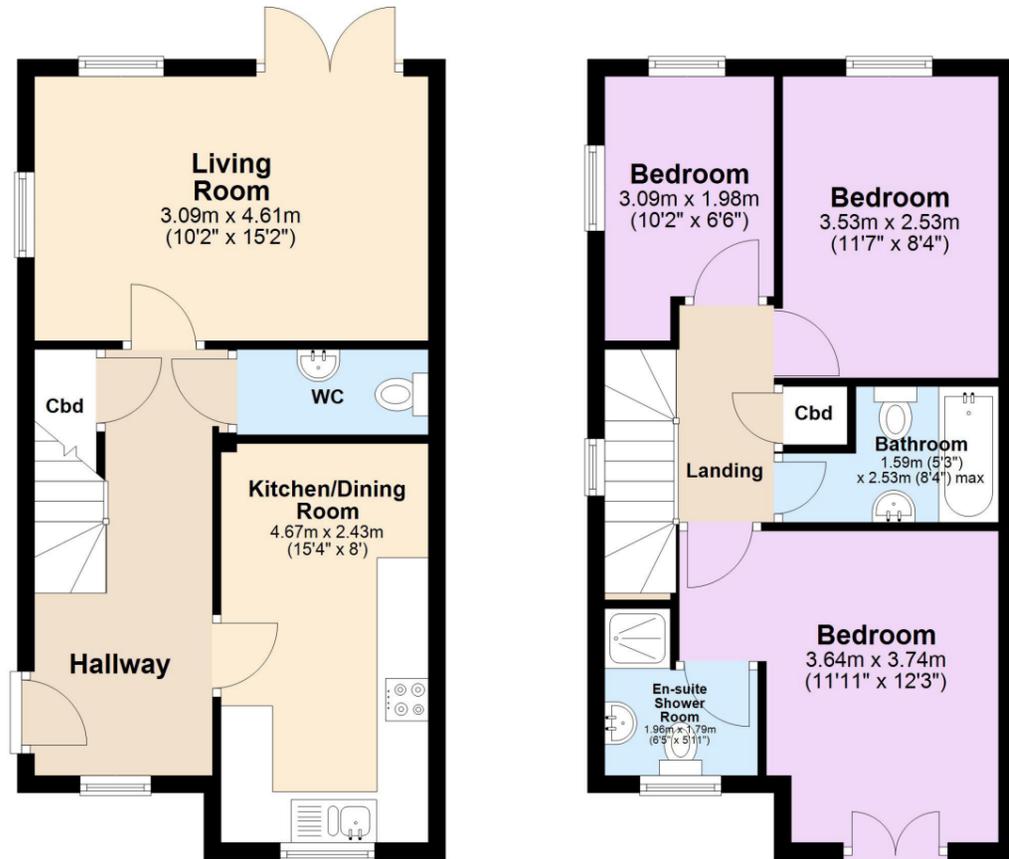
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Ground Floor



First Floor



Total area: approx. 76.0 sq. metres (818.6 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.



30 Mannock Way, Poole, Dorset, BH17 8AA
Guide Price £350,000

**** PERFECT FIRST TIME BUY ** SOUTHERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom semi-detached house in the newly-built Bellway development in BH17. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite, a modern separate kitchen with integrated appliances and room for a dining table, a bright and airy living room with direct access onto the Southerly-facing low maintenance private rear garden, a three-piece family bathroom, a downstairs WC, ample storage throughout, green area to the front of the property and an allocated parking space to the rear. This is a must-view to appreciate the quiet position and living accommodation this home has to offer!

Mannock Way is situated in the Bellway-built development, Cornelia Gardens, situated in the much-desired and residential area of Canford Heath. Within walking distance from the property is Adastral Square where you can find 'The Pilot' pub, Iceland, McColl's convenience store, a fish and chip shop, and many other useful amenities. There are a range of Schools on Canford Heath such as Canford Heath Junior School, Canford Heath Infant School, Haymoor Junior School, Magna Academy and the Parkstone and Poole Grammar Schools are also close by. Near by is ASDA supermarket and the Canford heath nature reserve which is perfect for dog walking!

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

Smooth set ceiling, downlights, smoke alarm, composite door to the side aspect, UPVC double glazed window to the front aspect, cupboard with the consumer unit enclosed, radiator, power points and Kamdean flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, extractor fan, UPVC double glazed window to the front aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, space for a washing machine, four point gas hob with extractor fan and stainless steel splash back, integrated oven, one and a half bowl stainless steel sink with drainer, power points, cupboard with the boiler enclosed, television point, radiator and Kamdean flooring.

Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear and side aspects, radiators, power points, television point and Kamdean flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, pedestal sink, radiator and Kamdean flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded and lighting), power points, wooden balustrades, storage cupboard with shelving and a rail enclosed, radiator and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed French doors to the front aspect leading onto the Juliet balcony, radiator, power points, en-suite and carpeted flooring.

En-Suite Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, double enclosed shower, pedestal sink, toilet, stainless steel heated towel rail, part tiled walls, shaving point, wall mounted mirror and vinyl flooring.



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath, toilet, pedestal sink, stainless steel heated towel rail, part tiled walls, shaving point and vinyl flooring.

Outside

Garden

Laid to artificial lawn with patio area, surrounding wooden fences, outside light, outside tap, surrounding brick walls and rear gated access.

Parking

One parking space to the rear of the property with visitor parking available.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: B
Council Tax Band: D - Approximately £2,254.94 per annum.
There is an annual maintenance charge of approximately £67.20 for the communal gardens maintenance.

Stamp Duty

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

