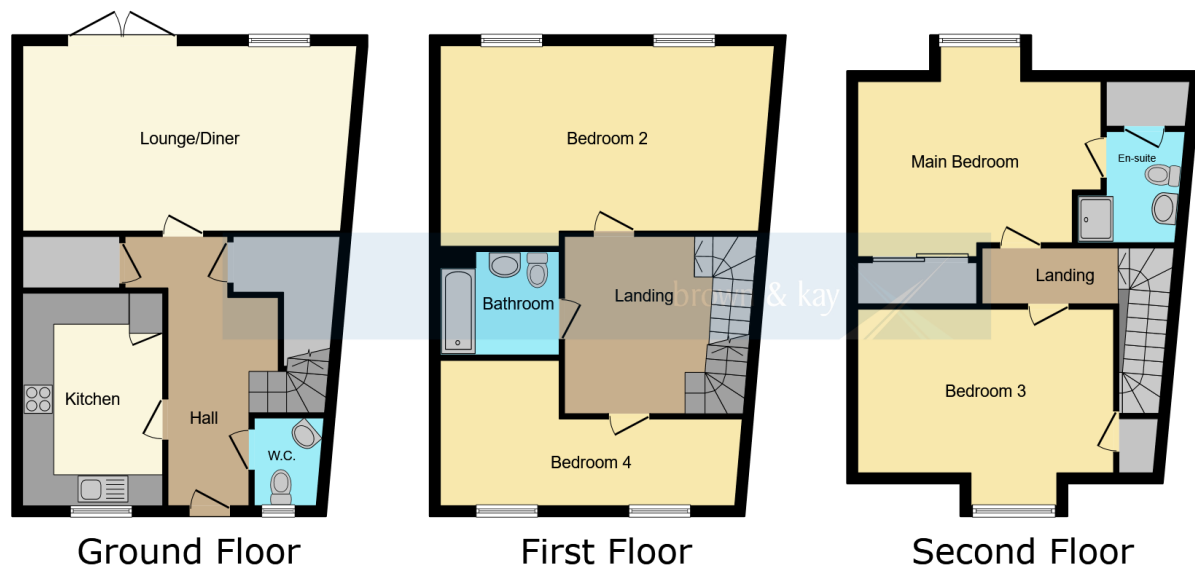




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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## 5 Seager Way, Poole, Dorset BH15 1YJ

£350,000

### The Property

**\*\* WITHIN A SHORT WALK TO THE DESIRABLE BAITER PARK AND POOLE QUAY \*\*** Brown and Kay are delighted to offer this beautifully presented four bedroom terraced town house situated in the ever popular location of Baiter Park, Poole. This fine home offers an array of fine features, few of which are a spacious lounge dining area, a separate modern kitchen, four spacious bedrooms two of which have built in wardrobes and the main bedroom featuring an en-suite shower room. There is a further family bathroom and downstairs w.c. Further benefits include a westerly facing rear garden and an allocated parking space.

Seager Way is situated in an extremely desirable location as the waterfront is only a few hundred meters away from the property, along the waterfront there are accessible walking / cycling paths that run along the coastline that can take you to multiple locations such as: Whitecliff, Salterns Marina, Sandbanks and Poole Quay. It's useful to note that only a short distance away you will be able to find multiple transport routes such as Poole bus station and Poole train station which is great for daily commuters. Located roughly just 0.8 miles away is the Dolphin shopping centre that offers an abundance of shops and other useful amenities. In close proximity to the home you also have multiple schools, such as Longfleet Primary School and Poole High Secondary School.

### ENTRANCE HALL

Storage cupboards.

### KITCHEN

12' 0" x 6' 07" (3.66m x 2.01m) Double glazed window to front aspect, mix of base and wall units with complementary work surfaces over, space for washing machine. Integrated oven, gas hob with extractor over, Integrated fridge freezer.

### LIVING ROOM

17' 10" x 11' 06" (5.44m x 3.51m) Double glazed window to rear aspect, UPVC patio doors to garden.

### W.C

Frosted double glazed window to front aspect, wash hand basin, w.c, radiator.

### STAIRS LEADING TO FIRST FLOOR

### BEDROOM TWO

17' 08" x 12' 02" (5.38m x 3.71m) Double glazed windows to rear aspect.

### FAMILY BATHROOM

Bath, wash hand basin, heated towel rail, w.c.

### BEDROOM FOUR

15' 03" max x 7' 09" (4.65m x 2.36m) Double glazed windows to front aspect.

### STAIRS TO SECOND FLOOR

### BEDROOM ONE

12' 10" x 9' 9" (3.91m x 2.97m) Double glazed window to rear aspect, built in wardrobes.

### EN-SUITE

Wash hand basin, w.c, heated towel rail, shower cubicle with mains fed shower, linen cupboard.

### BEDROOM THREE

11' 06" x 11' 02" (3.51m x 3.40m) Double glazed window to front aspect, built in wardrobe, loft access.

### GARDEN

West facing garden mainly laid to lawn.

### BIKE STORE

Communal bicycle store with keypad entry immediately outside of the back gate

### PARKING

Allocated parking space for one vehicle, further visitor spaces.

### COUNCIL TAX - BAND E

### Maintenance

The property is freehold with a contribution to the maintenance of the communal grounds. Communal service charges are approximately £116.45 per half year.