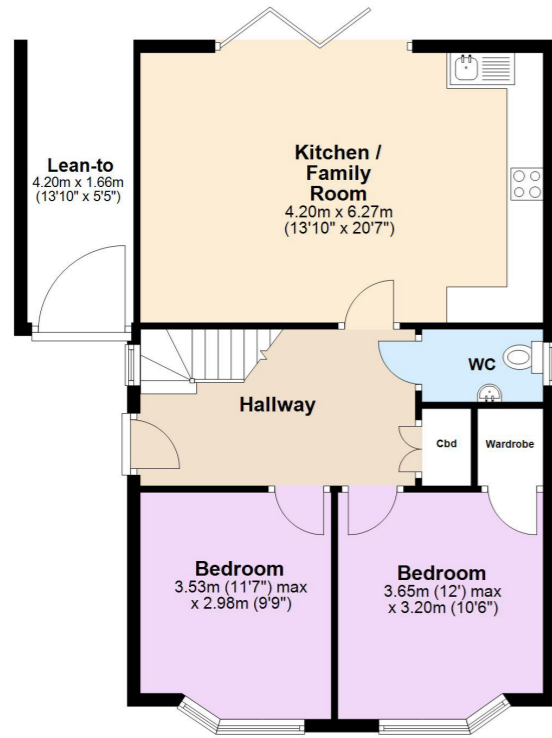




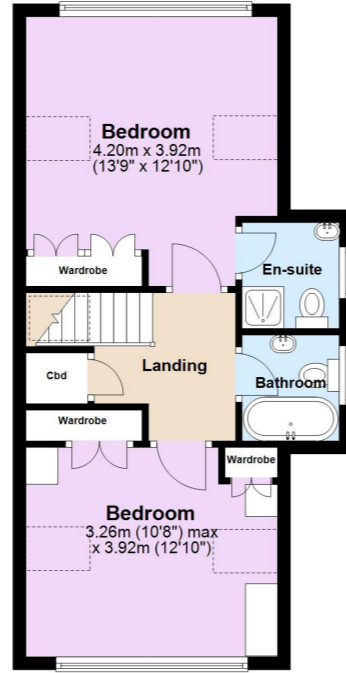
**LINKHOMES**  
ESTATE AGENTS

Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626

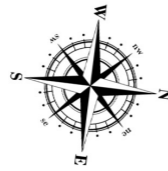
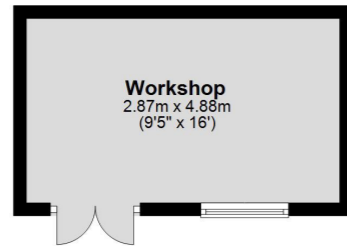
**Ground Floor**



**First Floor**



**Outbuilding**



Total area: approx. 128.0 sq. metres (1378.1 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.



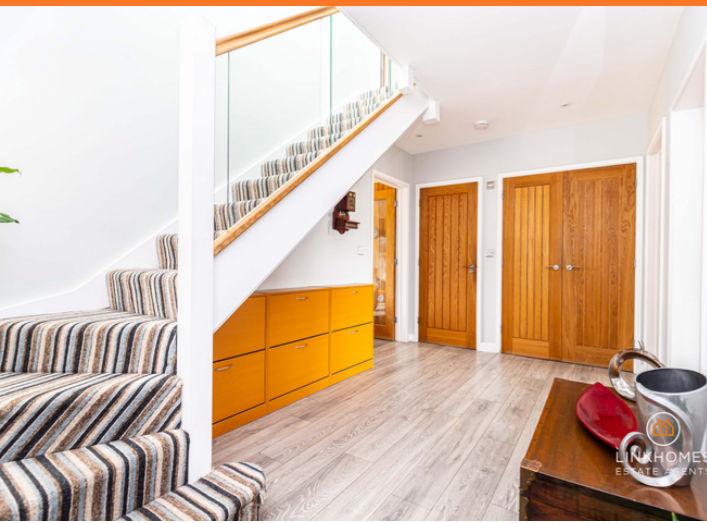
**7 Brampton Road, POOLE, BH15 3RE**  
**Offers Over £500,000**

**\*\* NO FORWARD CHAIN \*\* SPANNING OVER 1,200 SQUARE FEET OF LIVING ACCOMMODATION \*\* WESTERLY-FACING REAR GARDEN \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented four bedroom, three bathroom detached chalet bungalow situated in the much-desired and residential area of Oakdale. Being sold with no forward chain and benefitting from an array of fine features including four double bedrooms with bedroom one offering a three-piece en-suite & bespoke fitted wardrobes, bedroom two also offering bespoke fitted furniture, an open-plan kitchen/living room with bi-fold doors leading onto the fully-landscaped Westerly-facing rear garden with an outbuilding, a stylish three-piece family bathroom suite, a downstairs WC & utility cupboard, a generous level of storage throughout and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the level of living accommodation and desirable position this family home has to offer!

Oakdale is a desirable residential area centrally located just a short distance to Poole Town Centre, Poole bus station and Poole train station. The train station connects to the main line going to London Waterloo. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. Bournemouth Town Centre and it's array of retail shops, bars and restaurants is just a short drive away as well as Branksome Beach and seven miles of award-winning sandy beaches.

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 side aspect, longline radiator, fitted storage with space for a washing machine, space for a tumble dryer and shelving, power points, stairs to the first floor, fitted coconut matt and laminate flooring.

### Open Plan Kitchen/Diner

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed bi-fold doors to the rear aspect, wall and base fitted units, four point gas hob with integrated 'Lamona' oven and extractor fan, integrated dishwasher, one and a half bowl stainless steel sink with drainer, glass splash back, cupboard with the combination boiler enclosed, power points with USB charging, butchers block with space for room stools, radiators, space for a longline fridge/freezer and laminate flooring.

### Bedroom Three

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect with bespoke fitted shutters, radiator, power points, fitted wardrobe and carpeted flooring.

### Bedroom Four

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

### Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, floating sink, wall mounted mirror, radiator and laminate flooring.

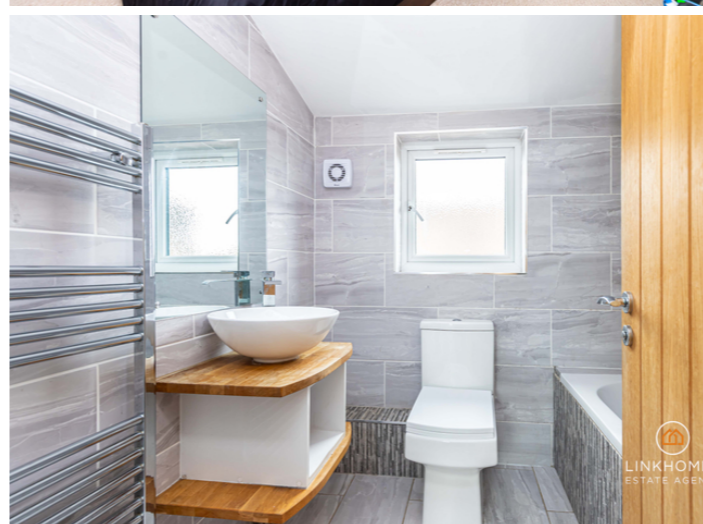
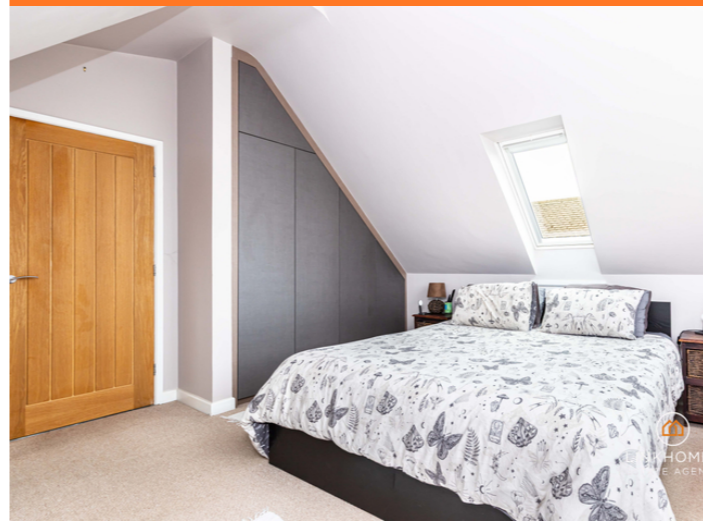
## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed Velux style window to the side aspect, wooden balustrades with glass panels, storage cupboard with shelving and consumer unit enclosed, radiator, power points and carpeted flooring.

### Bedroom One

Vaulted smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed Velux style window to the side aspects, bespoke fitted wardrobes, eaves storage, radiator, power points, en-suite and carpeted flooring.



### En-Suite Shower Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed waterfall shower with additional shower head, toilet, wall mounted sink with storage, tiled walls, wall mounted mirror and tiled flooring.

### Bedroom Two

Vaulted smooth set ceiling, downlights, UPVC double glazed windows to the front aspect, UPVC double glazed Velux style to the side aspect, bespoke fitted wardrobes, fitted drawers, fitted dressing table, eaves storage, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, tiled bath with waterfall shower and additional shower head, floating sink, toilet, stainless steel heated towel rail, tiled walls and flooring.

## Outside

### Rear Garden

Laid to lawn with decking area, surrounding wooden fences, raised sleepers, outside tap, outside power point, outbuilding with power and lighting and side gated access.

### Driveway

Shingle driveway with parking for multiple vehicles, wooden bin store, wooden fences, brick wall and outside light.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC: C  
Council Tax Band: C - Approximately £2,133.33 per annum.

### Stamp Duty

First Time Buyer: £10,000  
Moving Home: £15,000  
Additional Property: £40,000