



Total area: approx. 91.5 sq. metres (985.0 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 Hinchliffe Road, Poole, Dorset, BH15 4ED
Guide Price £450,000

**** COBBS QUAY LOCATION **** Link Homes Estate Agents are pleased to present for sale this three bedroom detached bungalow situated in the sought-after BH15 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a bright and airy living room, a separate kitchen with integrated appliances, a conservatory leading onto the well-presented private rear garden boasting over 100ft and a feature pergola, a modern fully-tiled four-piece family bathroom suite, ample storage throughout and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate living accommodation and position on offer!

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park, The Yachtsman pub, Hamworthy Football Club, Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets such as Lidl and Co-op Food. Schools nearby include Twin Sails Infant School, Hamworthy Park Junior School, Bayside Academy and The Cornerstone Academy. Upton Country Park and Poole Quay are within close proximity, Bournemouth Town Centre and the award winning sandy beaches are only a short drive away.



Ground Floor

Entrance Porch

Smooth set ceiling, composite door to the side aspect and coconut mat.

Entrance Hallway

Ceiling lights, smoke alarm, loft hatch (fitted ladder, boarding, power points and light), two storage cupboards with shelving and the consumer unit enclosed, radiators, power points, thermostat, picture rails and carpeted flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect, UPVC double glazed frosted window to the side aspect, wall lights, fitted glass cabinets, power points, television point, radiators and carpeted flooring.

Conservatory

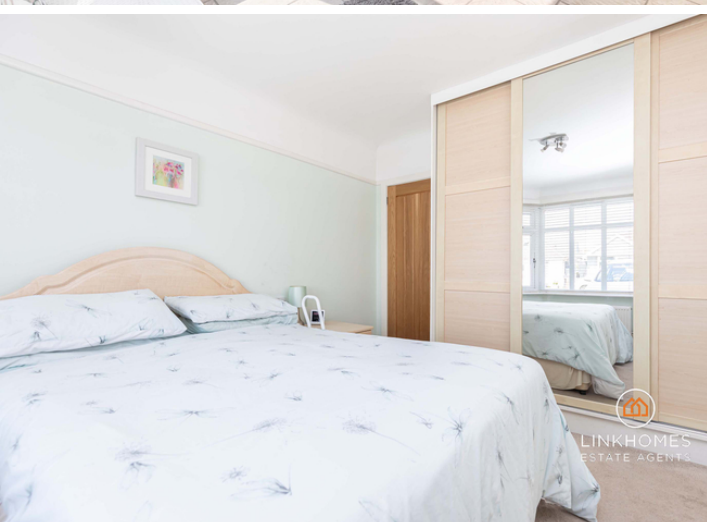
UPVC roof, ceiling light, UPVC double glazed triple aspect windows to the sides and rear, UPVC double glazed French doors to the rear aspect, radiator, power points and tiled flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, integrated washing machine, cupboard with the combination boiler enclosed, stainless steel sink with drainer, four point gas hob with integrated double oven and stainless steel extractor fan above, tiled splash back, radiator, power points and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, picture rails, power points, triple fitted wardrobes, television point and carpeted flooring.



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, extractor fan, panelled bath, enclosed shower, toilet, wall mounted sink with storage, feature mirror with shaving point and lighting, stainless steel heated towel rail, tiled walls and vinyl flooring.



Outside

Garden

Mainly laid to lawn, patio area, surrounding wooden fences and shrubbery, side gated access, outside tap, feature pergola, summer house, a shed with power, shingle areas and a built brick wall.

Driveway

Tarmacked driveway with space for multiple vehicles, slate boarder, brick wall and fences and side gated access.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £7,500
Moving Home: £12,500
Additional Property: £35,000

