

Total Area: 143.1 m² ... 1540 ft²
All measurements are approximate and for display purposes only



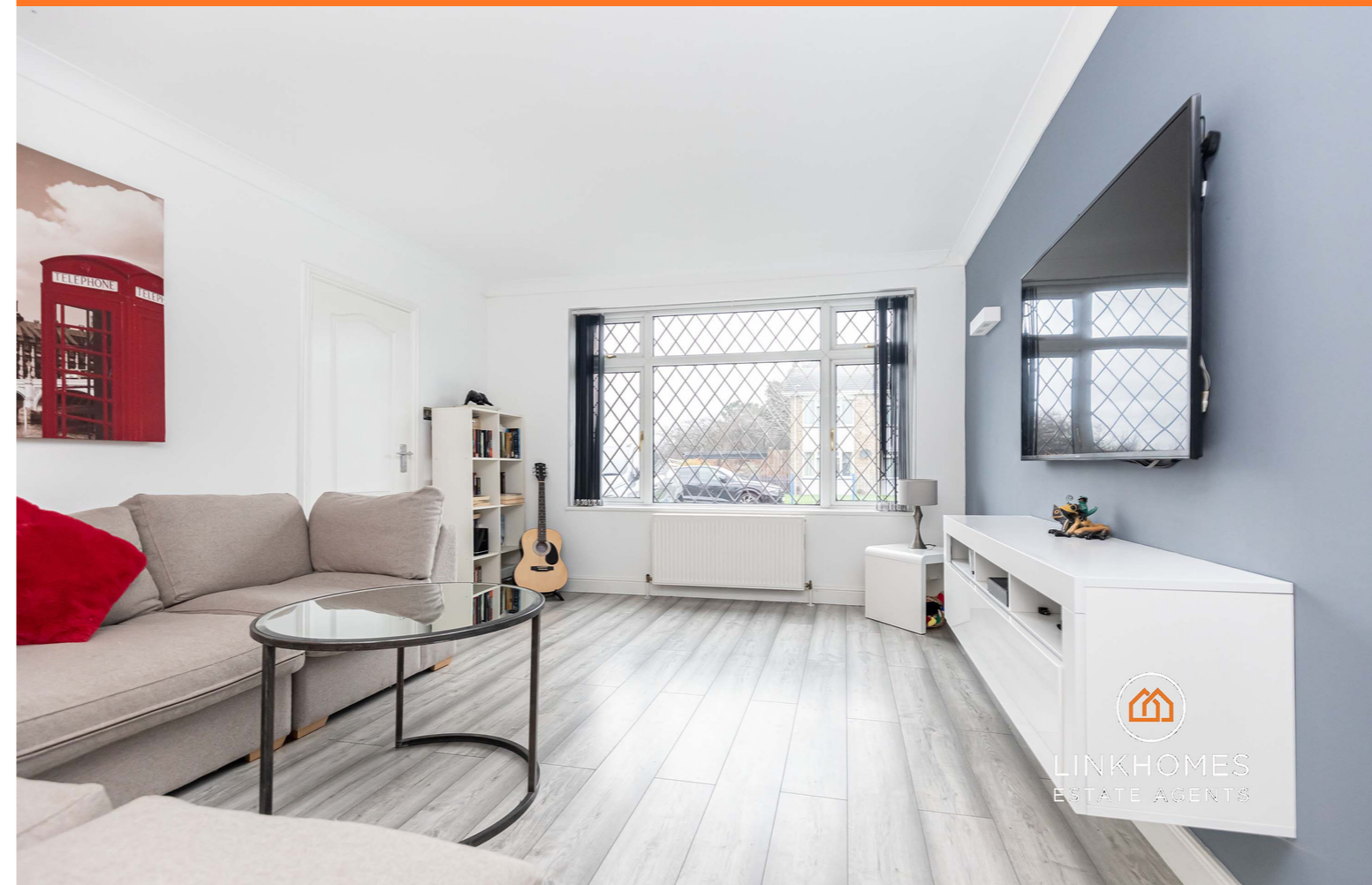
The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour 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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5 Egmont Road, Poole, Dorset, BH16 5AJ
Guide Price £360,000

**** SOUTHERLY-FACING GARDEN ** OVER 1,500 SQUARE FEET OF LIVING ACCOMMODATION ****
Link Homes Estate Agents are pleased to present for sale this five bedroom, three bathroom semi-detached house situated in the BH16 postcode. Benefitting from an array of standout features including five good-sized bedrooms with bedroom one offering a three-piece en-suite and a walk-in wardrobe, an open-plan kitchen/dining room leading onto the conservatory, a separate living room, a three-piece family bathroom suite, a private Southerly-facing garden and off-road parking for multiple vehicles! This is a must view to appreciate the living accommodation on offer.

Egmont Road is situated in the BH16 postcode which is centrally-located between Hamworthy and Upton with an array of local amenities including Lidl, Supreme Fitness Centre Gym, Lake Pier, Hamworthy Park, South Haven Close View Point and Upton Country Park. Local schools and nurseries include Muddy Boots Nursery and Bayside Academy which are both under 0.3 miles away. Hamworthy Train Station is just a short walk away from the property which offers direct links to Bournemouth, Southampton and London Waterloo and access onto the A35 is just 2 miles away.



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, spotlights, UPVC double glazed frosted single door to the front aspect, UPVC double glazed frosted window to the front aspect, stairs to the first floor, radiator, power points, understairs storage, additional cupboard with the consumer unit and shelving enclosed and laminate flooring.

Living Room

Coved and smooth set ceiling, wall lights, UPVC double glazed window to the front aspect, radiator, power points, television point and laminate flooring.

Open Plan Kitchen/Dining Room

Coved and smooth set ceiling, spotlights, integrated speaker, wall and base fitted units, under counter spotlights, tiled splash back, power points, space for an American style fridge/freezer, integrated dishwasher, stainless steel sink with drainer, five-point gas hob with integrated oven and overhead extractor fan, integrated microwave and laminate flooring.

Dining Room

Coved and smooth set ceiling, ceiling light, integrated speaker, feature panelling, aluminium double glazed sliding doors opening onto the conservatory, radiator, built-in 'Alexa' power points and laminate flooring.

Conservatory

Panelled ceiling, ceiling light, dual aspect UPVC double glazed windows to the rear and side, UPVC double glazed French doors to the rear aspect, radiator, base fitted units, a wall fitted unit, space for a washing machine, space for a tumble dryer, power points and vinyl flooring.

Bedroom Four

Smooth set ceiling, spotlights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, longline radiator, power points, television point, en-suite and laminate flooring.

En-Suite Shower Room

Smooth set ceiling, spotlights, extractor fan, single enclosed electric shower with tiled splash back, wall mounted heated towel rail and tiled flooring and a separate WC.

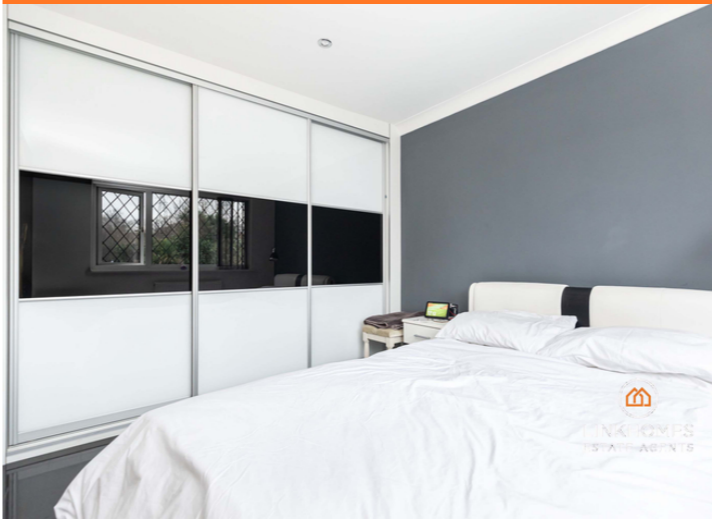
First Floor

Landing

Coved and smooth set ceiling, spotlights, loft hatch (fitted ladder, fully boarded, power, boiler and lighting), WI-FI point, wooden balustrades, thermostat, storage cupboard with the water cylinder enclosed and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, spotlights, smoke alarm, loft access, (fitted ladder, fully boarded, lighting and power), UPVC double glazed window to the front aspect, longline radiator, power points, built-in wardrobes with feature lighting and mirrored front, walk-in wardrobe, en-suite shower room and laminate flooring.



Walk-In Wardrobe

Smooth set ceiling, spotlights, fitted rails, power points and laminate flooring.

En-Suite Shower Room

Smooth set ceiling, spotlights, extractor fan, UPVC double glazed frosted window to the rear aspect, tiled walls, double enclosed waterfall shower with extra shower head, glass shower screen and recess shelving, toilet, wall mounted sink with under storage, wall mounted vanity with power, wall mounted towel rail and tiled flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, spotlights, UPVC double glazed window to the rear aspect, radiator, triple built-in wardrobes with sliding doors, power points with USB charging and laminate flooring.

Bedroom Five

Coved and smooth set ceiling, spotlights, UPVC double glazed window to the front aspect, radiator, power points, fitted wardrobes with mirrored front and overhead storage, power points and laminate flooring.

Bathroom

Smooth set ceiling, spotlights, UPVC double glazed frosted window to the rear aspect, double walk-in waterfall shower with extra shower head and glass shower screen, sink with under storage, toilet, wall mounted vanity with mirrored front, recess shelving, stainless steel wall mounted towel rail and vinyl flooring.

Outside

Garden

South facing, laid to lawn with tiered decking area, patio steps, surrounding wooden fences, outside tap and two sheds with power and lighting.

Driveway

UPVC doors offering storage with power and lighting, outside tap, blocked paved and concrete driveway and electric car charger.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £3,000
Moving Home: £8,000
Additional Property: £26,000