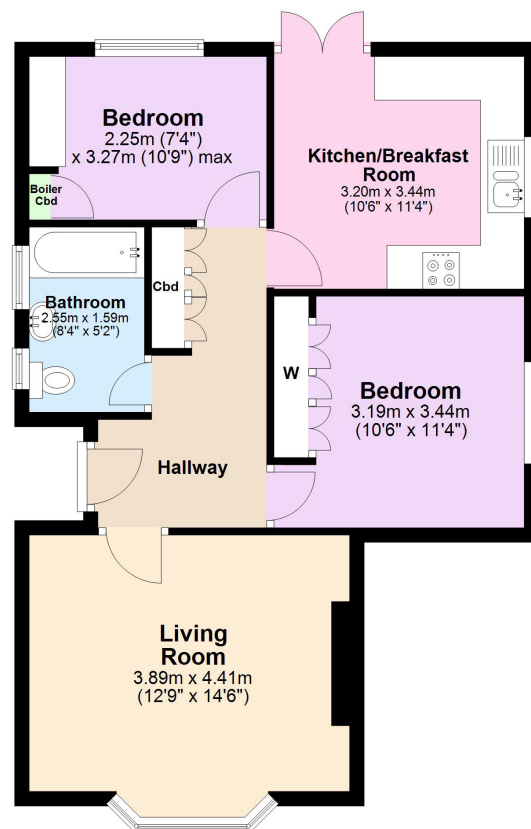




Ground Floor



Total area: approx. 58.9 sq. metres (633.6 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.

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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2 Wilmur Crescent, Poole, Dorset, BH15 3SQ Guide Price £350,000

**** NO FORWARD CHAIN ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to present for sale this two bedroom detached bungalow, tucked away in a quiet cul-de-sac in the heart of Oakdale. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering fitted triple wardrobes, a kitchen with space for a dining table and direct access onto the charming private rear garden, a separate living room with a feature bay window to the front aspect, a three-piece bathroom suite, a loft room, ample storage throughout and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the position this bungalow has to offer!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station and Poole train station roughly just 1.7 miles away. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property.



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, loft hatch, UPVC single door with frosted glass to the side aspect, triple fitted cupboards, thermostat, radiator and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, wall lights, UPVC double glazed bay window to the front aspect with bespoke wrought iron curtain rail, feature gas fireplace with Purbeck stone surround, power points and laminate flooring.

Kitchen

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, one and a half bowl composite sink with drainer, four point gas hob with integrated electric oven and overhead extractor fan, tiled splash back, power points, radiator and tiled flooring.

Loft Room

Loft ladder, lighting, Velux style window, radiator, power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, triple fitted wardrobes with a mirrored front on one door, radiator, power points and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, cupboard with the combination boiler enclosed, fitted desk and drawers, fitted over head cabinets and laminate flooring.

Bathroom

Ceiling lights, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, pedestal sink, toilet, part tiled walls, shaving point, radiator, fitted wooden vanity unit, fitted wooden towel rails and tiled flooring.

Outside

Garden

Laid to lawn with patio and shingle areas, spacious side access on both sides, surrounding wooden fences & brick walls, shrubbery and hedges, a shed, raised planter, outside tap, allotment area, patio path, flower beds, a mature magnolia and two apple trees.

Driveway

Tarmacked driveway with space for multiple vehicles, surrounding brick walls, spacious side access on both sides and shingle area.

Agents Notes

Useful Information

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

Stamp Duty

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