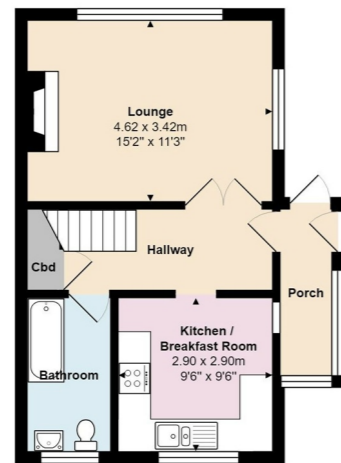


First Floor



Ground Floor



Total Area: 78.9 m² ... 849 ft²
All measurements are approximate and for display purposes only



Link Homes

Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



28 Haymoor Road, Poole, Dorset, BH15 3NS
Guide Price £295,000

**** STUNNING VIEWS OVERLOOKING POOLE ** POTENTIAL TO EXTEND STPP **** Come and see this desirable three bedroom semi-detached house located in the popular residential location of Oakdale in Poole. The property comprises of a living room, kitchen diner, downstairs bathroom, a porch/ utility area, a hallway with under-stairs storage and three bedrooms upstairs. Outside benefits from a driveway, front garden, garage and a tiered garden with the lovely views. This ideal family home makes for a great first time buy and an internal viewing is highly advised.

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station and Poole train station roughly just 2.2 miles away. 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, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Some useful amenities including the Co-op and Tesco Fleets Bridge among many others are also not far from the property.

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

Porch/ Utility Area:

Dual aspect UPVC double glazed windows to the front and side overlooking the driveway, two UPVC double glazed single doors to the side and rear aspects opening onto the driveway and back garden and power points.

Hallway:

Carpeted flooring, a wooden framed front door to the side aspect opening onto the porch/ utility area, power points, a staircase to the first floor with a storage cupboard underneath.

Living Room:

Caved ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the garden and views towards Poole, carpeted flooring, radiator, fireplace, power points and a television point.

Kitchen:

Coved ceiling, ceiling lights, UPVC double glazed windows to the front aspect overlooking the front garden, laminate flooring, part tiled walls, a feature window to the side aspect overlooking the porch/ utility area, wall and base fitted units, one and a half bowl stainless steel sink with drainer, combination 'Glow Worm' boiler, space for a longline fridge freezer, integrated electric oven, four point gas hob with a stainless steel extractor fan above, space for a dishwasher or washing machine and power points.

Bathroom:

Coved ceiling, ceiling light, UPVC double glazed frosted windows to the front aspect, laminate flooring, panelled bath with a shower head above, part tiled walls, toilet, pedestal sink, a wall mounted cupboard with front mirrored doors and a radiator.

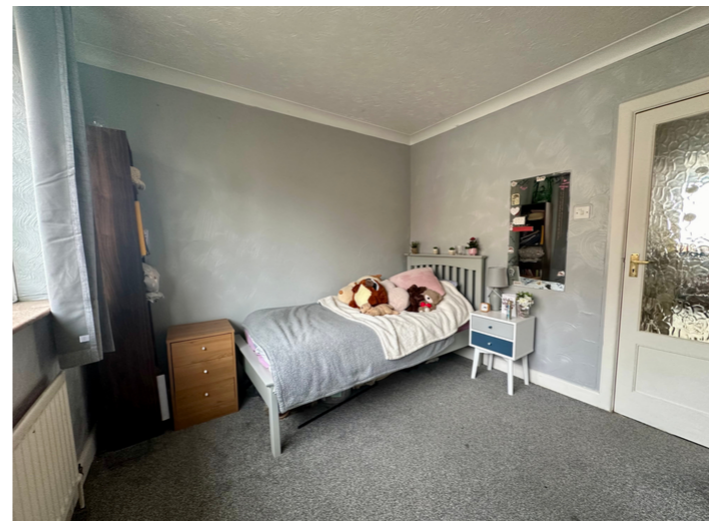
First Floor

Landing:

Ceiling light, smoke alarm, carpeted flooring and a staircase to the ground floor with a wooden balustrade.

Bedroom One:

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the back garden and views towards Poole, carpeted flooring, power points, radiator and built-in wardrobes.



Bedroom Two:

Coved ceiling, ceiling light, UPVC double glazed windows to the front aspect overlooking the front garden, carpeted flooring, radiator and power points.

Bedroom Three:

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect overlooking the driveway, carpeted flooring and power points.

Outside

Driveway:

Laid to concrete with off road parking for multiple vehicles.

Garage:

A front up and over door, a side wooden single door and a UPVC double glazed window to the rear aspect overlooking the back garden.

Front Garden:

Laid to lawn with surrounding brick walls and shrubbery areas.

Back Garden:

South Westerly facing, tiered garden with patio, shrubbery and grass areas and views towards Poole.

Agents Notes

Useful Information

Tenure: Freehold
Council Tax Band: C - £1,731.78
EPC rating: C

Stamp Duty

First Time Buyer: £0
Moving Home: £2,250
Additional Property: £11,100