



10 Woodlands Crescent, Hamworthy, Poole, Dorset BH15 4EN

Guide Price £400,000 Freehold

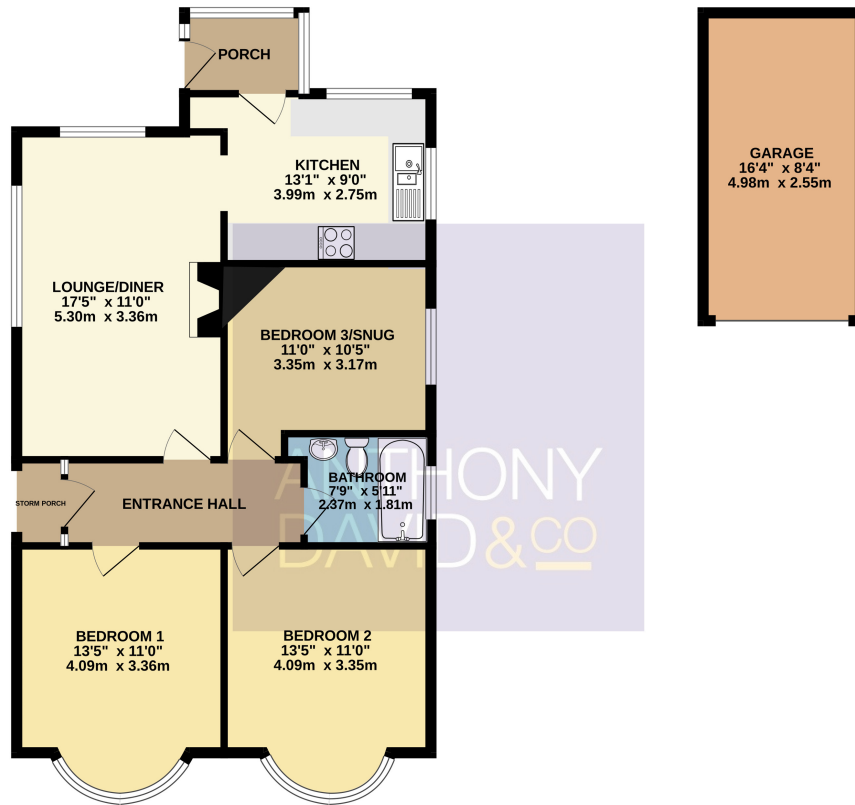
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This stylish three double bedroom detached bungalow is ideally situated in this quiet cul-de-sac in Hamworthy a short stroll away from the watersedge and Cobbs Quay Marina. Local shops, Hamworthy beach and park are also close to hand. This well presented home offers versatile living space throughout and viewing is imperative to not only appreciate its fantastic location but also the accommodation on offer, which comprises: double aspect 17' lounge/diner, modern kitchen, snug/bedroom three and contemporary bathroom. Externally the property boasts a Westerly aspect garden with artificial lawned areas, sun patio and 'Tiki' style bar. To the front the ample driveway provides off road parking for multiple vehicles which in turn leads to a detached garage. Further features of this 'must see home' include: woodburner to lounge/diner, some integrated appliances to kitchen, gas central heating and UPVC double glazing.

ANTHONY
DAVID & CO

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

GARAGE
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to

Lounge/Diner 17' 5" x 11' 0" (5.31m x 3.35m)

Kitchen 13' 1" x 9' 0" (3.99m x 2.74m)

Snug/Bedroom Three 11' 0" x 10' 5" (3.35m x 3.17m)

Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m)

Bedroom Two 13' 5" x 11' 0" (4.09m x 3.35m)

Bathroom 7' 9" x 5' 11" (2.36m x 1.80m)

Garage 16' 4" x 8' 4" (4.98m x 2.54m)

Garden Westerly aspect

Driveway Off road parking for multiple vehicles

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.