

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 particulary if contemplating travelling some distance.















www.linkhomes.co.uk sales@linkhomes.co.uk 01202612626 **Link Homes** 67 Richmond Road **Lower Parkstone** BH14 0BU sales@linkhomes.co.uk www.linkhomes.co.uk 01202 612626





21 Vine Farm Road, Poole, Dorset, BH12 5EN Offers Over £600,000

** OVER 1,500 SQUARE FEET OF LIVING ACCOMMODATION ** DOUBLE GARAGE ** STUNNING FAMILY HOME ** SOUTH-EAST FACING GARDEN ** Link Homes Estate Agents are delighted to present for sale this four bedroom, three bathroom detached family home nestled in a quiet cul-de-sac in the residential area of Talbot Village. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a stylish three-piece en-suite, a separate kitchen with a Rangemaster, a gorgeous reception room along the rear with direct access onto the private garden, a living room with a feature fireplace, a separate dining room, a study, two three-piece bathroom suites - one on each floor, a double garage with a pitched roof offering power and lighting and a block-paved driveway with parking for multiple vehicles. This is a must view to appreciate the wealth of living accommodation on offer!

Vine Farm Road is situated in the much-desired and residential Talbot Village location, offering an array of local useful amenities including The Village Surgery, Day Lewis Pharmacy, Premier Convenience Store and L'Arte Coffee House. Valley View is also located within the catchment area for Talbot Village Primary School. Local transport links include a Bus stop just 0.1 miles away and Bournemouth Train Station is just 2.9 miles away with a mainline that connects to London Waterloo. Bournemouth & Poole town centres are also only a short drive away along with the award winning sandy beaches.

www.linkhomes.co.uk sales@linkhomes.co.uk 01202612626









Ground Floor

Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, composite door to the front aspect, radiator, understairs storage, thermostat, stairs to the first floor, power points and wooden flooring.

Living Room

Coved ceiling, ceiling lights, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect opening onto the conservatory, radiators, working fireplace with an open flue, power points, television point and wooden flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and wooden flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect over looking the conservatory, UPVC double glazed frosted single door to the rear aspect, wall and base fitted units, cupboard with the boiler enclosed, integrated dishwasher, four point gas 'Range Master' hob with integrated oven and stainless steel extractor fan above, tiled splash back, power points, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, integrated wine cooler, radiator and wooden flooring.

Study

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points with USB charging and wooden flooring.

Downstairs Shower Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed shower, toilet, wall mounted sink with under cupboard, wall mounted towel rail, tiled walls and wooden flooring.

First Floor

Landing

Coved ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, lighting and mostly boarded) UPVC double glazed window to the front aspect, airing cupboard with the water cylinder enclosed, radiator, power points, wooden balustrades and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point, two double fitted wardrobes, en-suite shower room and carpeted flooring.

En-Suite Shower Room

Ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under cupboard, stainless steel heated towel rail, tiled walls and vinyl flooring.



THOMES AND THE STATE OF THE STA





Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, triple built-in wardrobes with the consumer unit enclosed, radiator, power points and carpeted flooring.

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, double built-in wardrobe, power points, radiator and carpeted flooring.

Bedroom Four

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

Bathroom

Ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with extra shower head, wall mounted sink with under cupboard, toilet, stainless steel heated towel rail, tiled walls and vinyl flooring.

Outside

Garden

Mainly laid to lawn with decking area, patio pathway, surrounding pebble boarder, surrounding shrubbery, single door access to the double garage, outside tap and outside light.

Garage

Double garage, pitched roof, manual up and over doors, wall and base fitted units, concrete flooring, overhead storage, power and lighting.

Driveway

Agents Notes

Useful Information

Tenure: Freehold EPC Rating: C Council Tax Band: E - Approximately £2,625.02 per annum.

Stamp Duty

First Time Buyer: £8,750 Moving Home: £17,500 Additional Property: £47,500

Stamp Duty from the 1st April 2025

First Time Buyer: £20,000 Moving Home: £20,000 Additional Property: £60,000

www.linkhomes.co.uk sales@linkhomes.co.uk 01202612626 www.linkhomes.co.uk sales@linkhomes.co.uk 01202612626