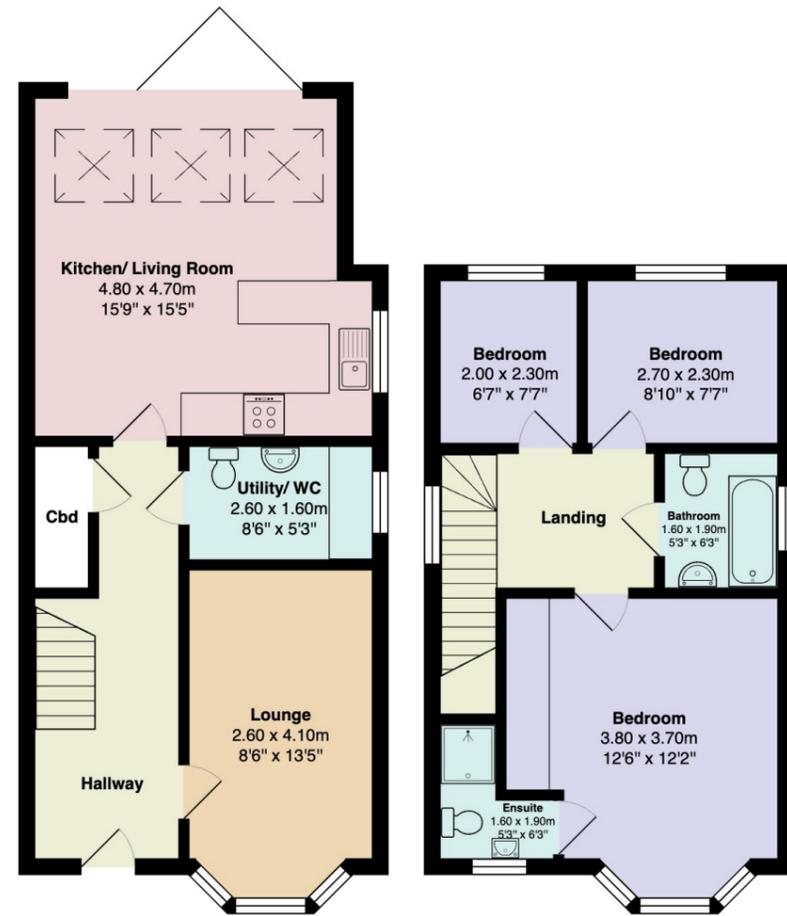




**LINKHOMES**  
ESTATE AGENTS

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



Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



LINKHOMES  
ESTATE AGENTS

**76 St Marys Road, Poole, Dorset, BH15 2LL**  
**Guide Price £425,000**

**\*\* PERFECT FAMILY HOME \*\* ALMOST 1,000 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented three bedroom, two bathroom detached family home situated the sought-after and residential area of Oakdale. Constructed in 2016 and benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite, an open-plan kitchen/dining room with integrated appliances and bi-fold doors leading onto the private rear garden, a separate living room with a feature bay window to the front aspect, a three-piece family bathroom on the first floor, a utility room/cloakroom on the ground floor, ample storage throughout and a block-paved driveway with parking for multiple vehicles! This is a must-view to appreciate the accommodation and position on offer!

Oakdale is a desirable residential area centrally located and within walking distance to Poole Town Centre, Poole Hospital, Poole Bus Station and Poole Train Station are under a mile away. The train station connects to the main line going directly to London Waterloo. Within close proximity there are local amenities such as Tesco Express, Club Hub Poole, and many other convenient local attractions. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. A truly great location!

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

#### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, composite door to the front aspect, cupboard with the consumer unit enclosed, stairs to the first floor, power points, under stairs storage cupboard, underfloor heating and tiled flooring.

#### Living Room

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed bay window to the front aspect, power points, underfloor heating and carpeted flooring.

#### Open Plan Kitchen/Living Room

Partially-vaulted and smooth set ceiling, downlights and ceiling light, smoke alarm, wooden framed Velux windows to the rear aspect, UPVC double glazed window to the side aspect, UPVC double-glazed bi-fold doors to the rear aspect, wall and base fitted units, four point induction hob with integrated oven and overhead extractor fan, one and a half bowl stainless steel sink with drainer, integrated dishwasher, power points, longline integrated fridge/freezer, longline cupboard, under counter lighting, Quartz worktops, underfloor heating and tiled flooring.

#### Utility/Cloakroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under storage, combination boiler, thermostat, base fitted units, space for a washing machine, power points, underfloor heating and tiled flooring.

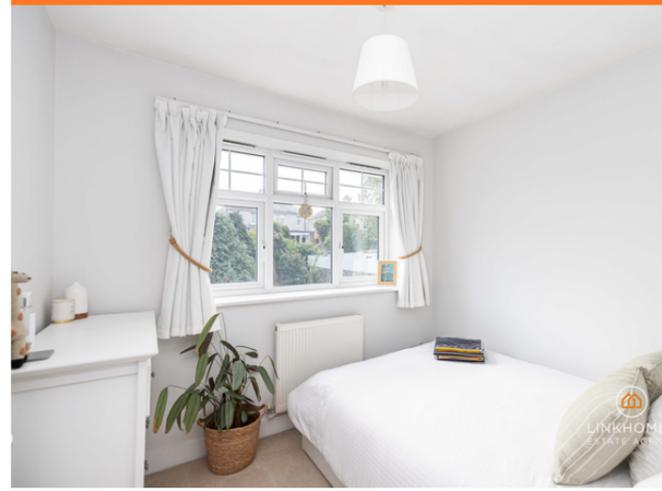
### First Floor

#### Landing

Smooth set ceiling, loft hatch (partially boarded with lighting), smoke alarm, ceiling lights, UPVC double glazed window to the side aspect, stairs to the ground floor, wooden balustrades, thermostat and carpeted flooring.

#### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, two double wardrobes, power points, en-suite and carpeted flooring.



#### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, enclosed shower, toilet, wall mounted sink, stainless steel heated towel rail and tiled flooring.

#### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double-glazed window to the rear aspect, radiator, power points and carpeted flooring.

#### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double-glazed window to rear aspect, radiator, power points and carpeted flooring.

#### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with extra shower head and glass shower screen, partially-tiled walls, toilet, wall mounted sink with under storage, stainless steel heated towel rail and tiled flooring.

#### Outside

#### Garden

Mainly laid to lawn with patio area, surrounding brick walls and fences, raised flower beds, side gated access and outside light.

#### Driveway

Block paved driveway, brick-built wall, surrounding fences, lawn area and side gated access to the shed.

#### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D - Approximately £2,399.99 per annum.

#### Stamp Duty

First Time Buyer: £6,250  
Moving Home: £11,250  
Additional Property: £32,500

