



Total area: approx. 84.9 sq. metres (913.5 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.

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6 Dale Road, Poole, Poole, Dorset, BH15 3NG
Guide Price £385,000

**** VENDOR SUITED, CHAIN COMPLETE ** PERFECT FIRST TIME BUY ** SOUTH-WESTERLY FACING GARDEN **** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented three bedroom semi-detached home in the sought-after and residential area of Oakdale. Having been recently refurbished and benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a stylish and sociable open-plan kitchen/dining room with integrated appliances and direct access onto the landscaped South-Westerly facing private rear garden, a modern three-piece bathroom suite, a downstairs WC and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and position on offer!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station. 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.

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, ceiling light, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, understairs storage cupboard with the consumer unit enclosed, power points, thermostat, radiator and LVT flooring.

Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect, two fitted storage units either side of the media wall, feature electric fireplace, radiator, power points and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, smoke alarm, downlights, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear aspect, wall and base fitted units, integrated low level freezer, integrated low level fridge, integrated washing machine, integrated dishwasher, one and a half bowl butler sink with drainer, cupboard with the combination boiler enclosed, four point gas hob with integrated double oven and extractor fan, integrated microwave, Quartz worktops and splash back, power points, room for bar stools, recess shelving, radiator, longline radiator and LVT flooring.

Downstairs W/C

Smooth set ceiling, downlights, extractor fan, toilet, wall mounted sink with under storage and LVT flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (partially boarded and lighting) smoke alarm, UPVC double glazed window to the side aspect, wooden balustrades, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, double fitted wardrobe, power points and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, two double fitted wardrobes with sliding doors, power points and carpeted flooring.



Bedroom Three

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



Bathroom

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

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, outside light, side gated access, outside tap, external power points and a shed.

Driveway

Block-paved driveway with parking for multiple vehicles, outside light, side gated access, rendered and brick-built walls to the front and side.

Agents Notes

Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £4,250

Moving Home: £9,250

Additional Property: £28,500