



26 Beckhampton Road, Hamworthy, Poole, Dorset BH15 4PH

£399,950 Freehold

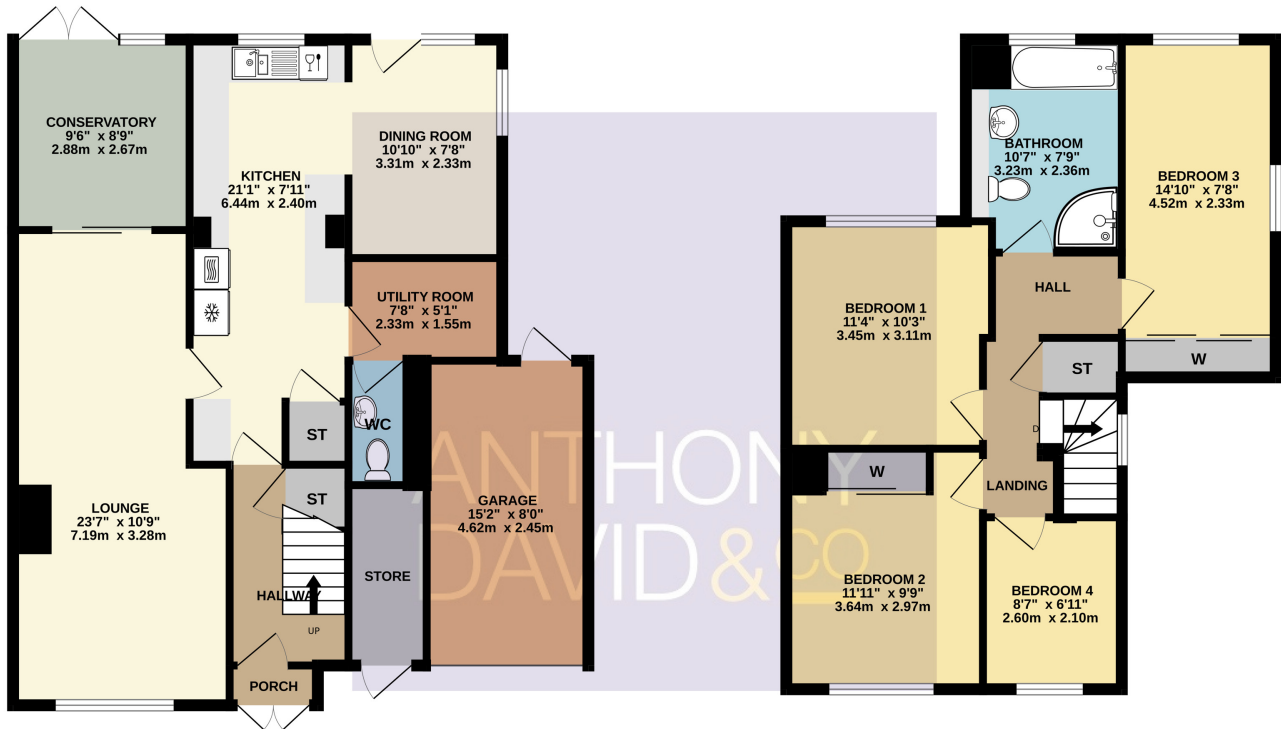
**** NO FORWARD CHAIN **** A stylish four bedroom semi detached house ideally situated in Hamworthy within close proximity of Cobbs Quay Marina whilst Hamworthy beach and park are also a short distance away. This immaculate property presents an ideal family home and internal viewing is a must to appreciate not only it's superb location but also the 1400 sq ft of spacious living accommodation on offer, which comprises: lounge, new luxury kitchen (2022), dining room, conservatory, downstairs cloakroom, utility room, three double bedrooms, one single bedroom and contemporary bathroom. Externally the property boasts a delightful South Westerly aspect garden with sun patio, lawned area, ornamental fishpond, shed and greenhouse. To the front the brick paved driveway provides off road parking which in turn leads to an integral garage. Further features of this fantastic residence include: NEW BOILER (2022), feature wall mounted electric fire to lounge, integrated appliances to kitchen, underfloor heating to kitchen and bathroom, fitted wardrobes to two bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors. NB: Planning permission has been granted for a 5th bedroom and new porch. Planning App No: APP/22/00866/F.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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 23' 7" x 10' 9" (7.19m x 3.28m)

Kitchen 21' 1" x 7' 11" (6.43m x 2.41m)

Dining Room 10' 10" x 7' 8" (3.30m x 2.34m)

Conservatory 9' 6" x 8' 9" (2.90m x 2.67m)

Utility Room 7' 8" x 5' 1" (2.34m x 1.55m)

Downstairs Cloakroom 6' 2" x 2' 11" (1.88m x 0.89m)

Landing Doors to

Bedroom One 11' 4" x 10' 3" (3.45m x 3.12m)

Bedroom Two 11' 11" x 9' 9" (3.63m x 2.97m)

Bedroom Three 14' 10" x 7' 8" (4.52m x 2.34m)

Bedroom Four 8' 7" x 6' 11" (2.62m x 2.11m)

Bathroom 10' 7" x 7' 9" (3.23m x 2.36m)

Store Room 9' 0" x 3' 11" (2.74m x 1.19m)

Garage 15' 2" x 8' 0" (4.62m x 2.44m)

Garden South Westerly aspect

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
		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.