

**40, Pearson Avenue, Parkstone,
Poole, BH14 0DT**



Property overview

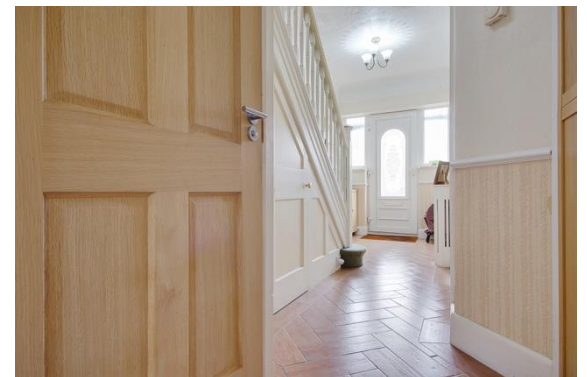
Guide Price £390,000

A three-bedroom detached house in the cul-de-sac of Pearson Avenue close to Parkstone high street. Convenient for bus routes, and the restaurants, cafes and shops of Ashley Road high street, close to local infant (e.g. Courthill), primary and academy schools as well as travel links to Poole (1.1 miles), Westbourne (2.4 miles), and Bournemouth (4.1 miles).

The accommodation offers an entrance hallway, downstairs WC, lounge, kitchen, second reception, conservatory/dining room and a separate converted garage. Upstairs there are three bedrooms and a main bathroom.

The property also benefits from a large tarmac driveway for several vehicles, a southerly facing patio/garden, gas-fired central heating and double glazing.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Unrestricted parking on Pearson Avenue, tarmac driveway enclosed by low level wall, flower bed, side gate leading to rear, steps to UPVC front door to:

Entrance Hallway: 17' 1" max x 6' 11" max into stairwell (5.20m x 2.11m)

Stairs to first floor, thermostat control, door to slim storage cupboard, additional under stairs storage (also housing consumer unit and electric meter), herringbone tiled floor, doors to accommodation and door to:

Under-Stairs WC: 3' 11" max x 3' 5" max (1.19m x 1.04m)

Part sloped ceilings, fully tiled walls & floor, obscured window to side aspect, wash hand basin, WC.

Lounge: 13' 6" max x 11' 9" max (4.11m x 3.58m)

Bow window to front aspect, TV/Internet point, electric fireplace with feature surround, radiator.

Kitchen: 12' 5" x 6' 9" (3.78m x 2.06m)

Window to rear aspect, range of eye and base level units, under sink cupboard housing DUALFLO water softener, stainless steel 1 1/2 bowl sink/drainage with mixer tap and drinking water tap over, integrated dishwasher, space for washing machine, space for full sized fridge/Freezer, CANNON range oven/grill (with 6 ring hob), and extractor fan over, tiled splash back surround,

Second Reception: 12' 11" x 10' 7" (3.93m x 3.22m)

(Currently used as main living room), TV point, radiator, herringbone tiled floor, opening to:

Conservatory/Dining Room: 12' 8" x 9' 2" (3.86m x 2.79m)

Pitched roof with 'Warmwall' insulation, window surround to side, and rear aspects, dwarf and full height walls, radiator, French doors to:

Rear External:

Patio laid to artificial grass, enclosed by fence, external power point, storage shed, water butt, path to front gate.

Converted Garage: 17' 10" x 8' 10" max (5.43m x 2.69m)

Entrance via French doors, fully insulated, light and power, window to side aspect, high level consumer unit, carpet.

First Floor Landing: 8' 4" x 6' 10" (2.54m x 2.08m)

Window to side aspect on half-return, hatch to loft (with pull down ladder, boarded, 2 Velux windows), doors to accommodation.

Bedroom One: 14' 1" max into bow window x 10' 9" (4.29m x 3.27m)

Bow window to front aspect, range of fitted wardrobes and high-level cupboards, radiator.

Bedroom Two: 12' 11" x 10' 8" (3.93m x 3.25m)

Range of fitted wardrobes, drawers, vanity sink, and high-level cupboards, cupboard housing gas fired combination boiler, window to rear aspect, radiator.

Bedroom Three: 9' 10" max into bay x 6' 10" (2.99m x 2.08m)

Bay window to front aspect, radiator, laminate flooring.

Bathroom: 8' 4" x 6' 10" (2.54m x 2.08m)

(Previously housed shower unit and bath), spotlights, fully tiled walls and floor, obscured window to rear aspect, ladder style towel radiator, shower enclosure with mixer tap and handheld attachment over, WC, range of built in storage units, wash hand basin with storage below.

Photography













Floor Plan

EPC



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40 Pearson Avenue POOLE BH14 0DT	Energy rating D	Valid until: 13 May 2034
		Certificate number: 0700-0943-0722-7398-3543

Property type	Detached house
Total floor area	100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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