

25, Harbour View Road, Poole, BH14 0PD



Property overview

Guide Price £770,000

An upgraded, extended and modernised detached 3-bedroom house in Harbour View Road, Poole.

Convenient for the popular cafes, restaurants and amenities of Ashley Cross, Poole Town Centre (1.8 miles), Parkstone Train Station (0.5 miles), primary, secondary and academy school as well as travel routes to Westbourne (3.0 miles), and Bournemouth (4.1 miles).

The accommodation offers an entrance hallway with understairs storage, lounge, wet room/WC, kitchen/breakfast room open plan with a formal dining room on the ground floor.

On the first floor, there are three double bedrooms with an en-suite from bedroom one, (one of which is currently partitioned into a bedroom & walk-in wardrobe but can easily be re-instated) and a family bathroom.

On the basement level, there is a 29' (8.9m) workshop with access to the garden, two cellar/storage rooms and a boiler room.

Externally, the property has an extensively landscaped tiered garden with an upper deck from the dining room, a lower deck with a sunken hot tub as well as the lower garden/patio, and additional garden space/kids' play area all backing onto a wooded backdrop.

The property also benefits from aluminium doors, solar hot water heating, contemporary aluminium-clad double-glazed windows, multi-fuel log burners, gas-fired central heating, a front garden, and a long driveway.



Accommodation

Front External:

Front gate, enclosed by low-level wall, laid to block paved and sedum lawn, side gate to rear, driveway leading to rear, porch and front door to:

Entrance Hall: 13' 1" x 10' 11" (3.98m x 3.32m)

Stairs to the first floor, under-stairs pull out shoe storage, 8 column cast iron radiator, wood flooring, doors to accommodation and door to:

Under-Stairs Cupboard: 3' 4" x 2' 8" (1.02m x 0.81m)

Light point, housing consumer unit, providing storage.

Downstairs Wet Room: 4' 9" x 4' 2" (1.45m x 1.27m)

Spotlights, part tiled walls, obscured window to side aspect, mixer shower with waterfall and handheld attachment over, wash hand basin with mixer tap over and storage below, WC with enclosed cistern, ladder style towel radiator, tiled floor with linear drain.

Lounge: 14' 10" max into bay x 12' 10" (4.52m x 3.91m)

Bow bay window to front aspect, two stain glass windows to side aspect, wall up lights, cast iron radiator, multi fuel burner, wood flooring.

Kitchen/Breakfast Room: 21' 0" x 10' 8" (6.40m x 3.25m)

Spotlights, window to rear and side aspect, range of eye and base level units, integrated appliances (oven/grill, washing machine, dishwasher), stainless steel sink with Quooker instant hot water tap and integrated hand soap dispenser over, Bosh combination hob (three 'Domino' Hobs. and two induction) with extractor over, breakfast bar, kitchen island with stainless steel top, space for American style fridge/freezer, floor hatch to basement, door to side passageway, opening to:

Dining Room: 14' 11" x 12' 10" (4.54m x 3.91m)

Two stain glass windows to side aspect, feature fireplace with multi fuel burner, door to storage, French doors to decking area, wood flooring, two 8 column cast iron radiators.

First Floor Landing: 10' 10" max into stairwell x 10' 8" (3.30m x 3.25m)

Smoke alarm, hatch to loft (boarded with a ladder), picture rail, storage cupboard, doors to accommodation.

Bedroom One: 18' 4" max x 10' 9" (5.58m x 3.27m)

Vaulted ceiling (12'9" at peak), electric Velux style roof windows with blackout blinds, spotlights, window to rear aspect, two cast iron radiators, glazed door to:

En-Suite: 7' 1" max x 4' 5" (2.16m x 1.35m)

Spotlights, fully tiled walls, wall hung WC with enclosed cistern, wash hand basin with storage below and mirror above, heated towel radiator, shower niche (with concealed shower controls and handheld attachment over, mosaic tiled floor with linear drain).

Partitioned Room: Overall Measurements: 14' 10" x 12' 11" (4.52m x 3.93m)

It is currently configured as 'Bedroom Three + Walk-In Wardrobe' but can be easily opened into a larger 'Bedroom Two'.

Walk In Wardrobe: 12' 11" x 5' 4" (3.93m x 1.62m)

Spotlight, wood floor, door to:

Bedroom Three: 12' 11" x 9' 3" (3.93m x 2.82m)

Window to rear aspect, feature cork-board wall, radiator.

Bedroom Two: 12' 11" x 12' 1" (3.93m x 3.68m)

Window to front aspect, radiator, wood flooring.

Bathroom: 7' 4" x 7' 3" (2.23m x 2.21m)

Spotlights, obscured window to side aspect, part tiled walls, fitted storage cupboards, panelled bath with enclosed shower controls and handheld attachment over, countertop sink with mixer tap over and storage below, WC with enclosed cistern, heated towel radiator.

Basement Level:

Accessed via hatch to paddle staircase from kitchen/breakfast and also a folding door from the garden. Accommodation comprises of:

Inner Hall: L-Shaped: 8' 6" max x 5' 8" max (2.59m x 1.73m)

Spotlights, doors to accommodation and door to:

Basement Room One/Workshop: 29' 5" max x 12' 11" max (8.96m x 3.93m)

Spotlights, range of shelving providing storage, folding doors to garden.

Boiler Room: 5' 1" x 4' 4" (1.55m x 1.32m):

Housing glow work boiler, Stelflow duplex unvented water cylinder, water softener.

Basement Room Two: 10' 7" x 10' 7" (3.22m x 3.22m):

Spotlights, insulated with chipboard, providing storage.

Basement Room Three:

6' 5" max x 4' 7" max (1.95m x 1.40m)

Spotlight, fully tiled walls, window to inner hallway, shelving providing storage.

Rear External:**Upper Terrace:**

South westerly facing, enclosed by a wooden balustrade, laid to artificial grass, French doors to the dining room, steps down to:

Second Terrace/Decking Area:

Sunken hot tub, laid to decking, path to front (side access), and steps down to:

Patio:

Enclosed by dwarf block wall and fence, laid to patio gate leading to driveway, folding door to cellar room one/workshop, path and steps to:

Lower Garden:

Enclosed by fence and foliage, play area, backing onto woodland.

Agent Note:

The accuracy of the floorplan of the basement was limited by us not being able to access each wall/maximum measurement as well as its irregular shape.

Photography





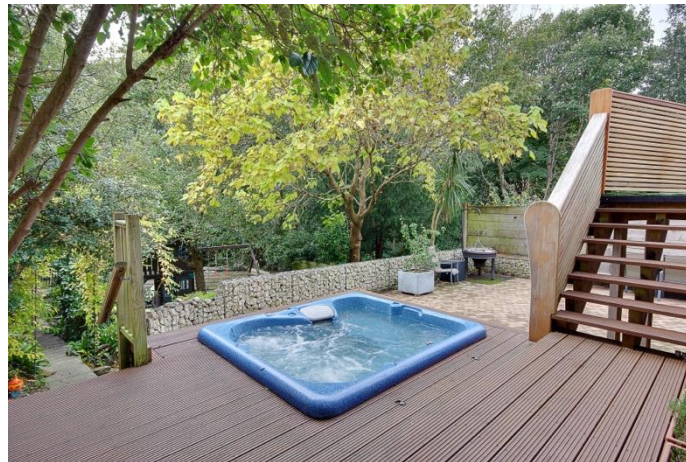
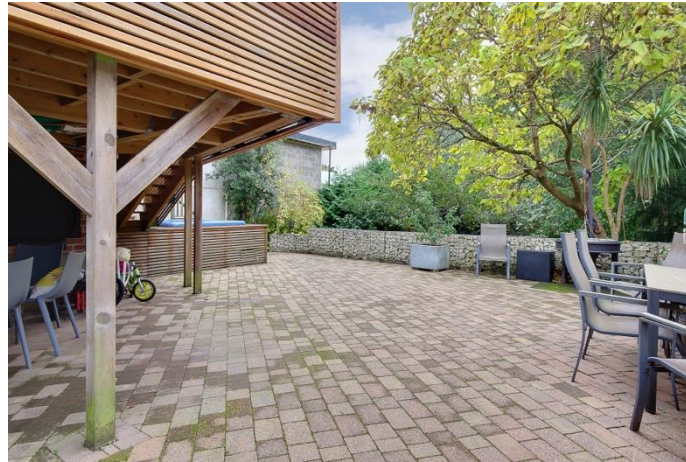


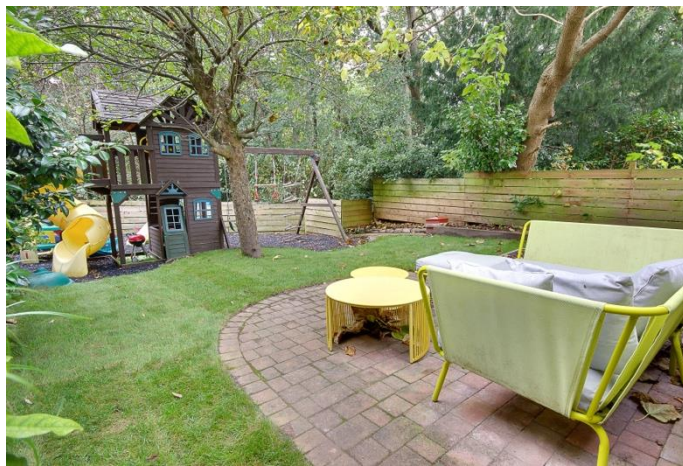














Floor Plan



The accuracy floor plan of the basement was limited by us not being able to access each wall/maximum measurement as well as its irregular shape.

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EPC

25 Harbour View Road POOLE BH14 0PD	Energy rating D	Valid until: 10 July 2034
		Certificate number: 0360-2699-3330-2894-4951

Property type	Detached house
Total floor area	141 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		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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