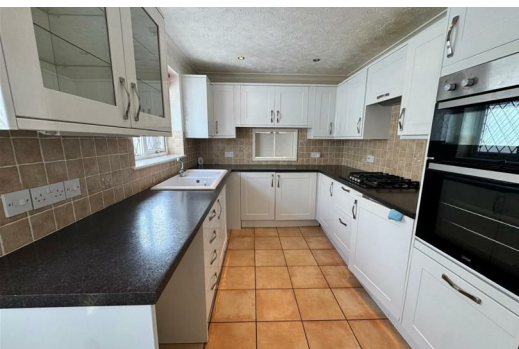




Halstock Crescent, West Canford Heath, Poole, Dorset

Guide price £399,950

RE- AVAILABLE- WEST CANFORD HEATH, DETACHED BUNGALOW WITH GUIDE PRICE OF £399,950 FREEHOLD. Take a look at this new instruction to the market located in sought after West Canford Heath. This vacant property has three double bedrooms, two with built in wardrobes. A modern fitted kitchen with gas hob and double oven. Modern fitted shower room and a separate cloakroom with two piece suite. The second bedroom has double glazed door leading into a spacious sunny aspect conservatory overlooking the rear garden. Rear garden has a good sized patio area, lawn and established borders with two garden sheds. Outside to the front there is block paved driveway parking for several cars leading to the integral single garage. The property is offered with NO FORWARD CHAIN and viewings are highly recommended. Council Tax band D.



FRONT DOOR AND ENTRANCE HALL

9'1" x 4'11" (2.78 x 1.51)

Upvc double glazed door leading into the entrance hall. White ceiling, emulsion painted walls and wooden laminate flooring. Ceiling light fitting. Light switches. Radiator. Doors to lounge, kitchen, cloakroom and inner hall.

LOUNGE/DINING RECEPTION ROOM

18'11" x 16'0" (5.79 x 4.90)

Two wooden framed and glass panelled doors leading from the hall into this spacious lounge reception room. White ceiling and emulsion painted walls with newly fitted cream carpet. Two ceiling light fittings. Light switch, plug sockets and TV socket. Feature stone coloured fireplace with fire inset and mantle. Three double glazed windows, two front facing overlooking the drive and one to the side aspect. Three radiators.

KITCHEN

8'2" x 12'6" (2.49 x 3.82)

Door leading into this modern style galley kitchen with white ceiling, emulsion painted walls to part and tiled around worktop areas. Ceramic tiled flooring. A range of fitted wall, base and drawer units with white fronts. Under cupboard lighting. Ceramic sink with mixer tap and drainer. Space and plumbing for washing machine and space for dishwasher. Gas hob, electric double oven, extractor above hob. Upvc double glazed window to side aspect. Upvc double glazed door leading to outside. Light switch, plug sockets and fuse switches. Ceiling lighting. Serving hatch into the dining area.

CLOAKROOM

Door leading into the cloakroom. White ceiling, part tiled and part emulsion painted walls and tiled flooring. Ceiling lighting. Double glazed window to side aspect. WC with seat, lid and cistern flush. Wall mounted sink with metal fittings.

INNER HALL (L SHAPED)

9'4" x 3'0" x 3'0" x 9'6" (l shaped) (2.85 x 0.92 x 0.92 x 2.90 (l shaped))

Leading from the main entrance hall to the left hand side archway into inner hall with continuation of the decor and flooring. Built in cupboard with shelving inside. Ceiling lighting. Light switches. Doors to bedrooms and shower room.

SHOWER ROOM

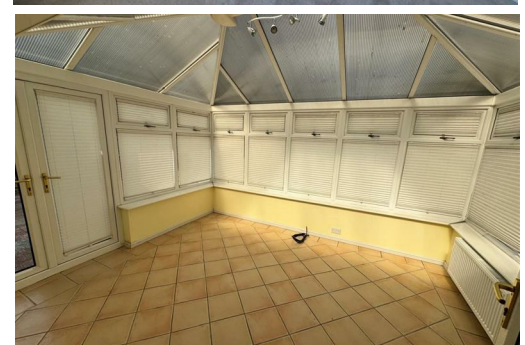
6'10" x 6'9" (2.09 x 2.07)

Door leading into this modern shower room with white ceiling, fully tiled walls in marble patterned tiles with decorative tiles. Contrasting ceramic tiled flooring. Frosted Upvc double glazed window to side aspect. White wc with seat and lid and cistern flush. White sink with metal fittings. Corner double width shower cubicle with metal and glass framed doors and shower tray base, tiled walls and wall mounted shower. Ceiling lighting. Radiator. Wall mounted mirror over the sink. Extractor fan.

BEDROOM ONE (PRINCIPLE) REAR FACING

14'2" x 10'2" (4.32 x 3.12)

Door leading into this principle bedroom with rear facing aspect. Upvc window. White ceiling, emulsion painted walls and fitted wood effect flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Built in wardrobe with sliding mirrored doors with shelf and rail inside. Double glazed window overlooking rear garden.



BEDROOM TWO DOUBLE (REAR)

13'1" x 10'2" (4.01 x 3.12)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted wood effect flooring. Ceiling lighting. Built in cupboard with two wooden Louvre doors with rail and shelf inside. Radiator. Upvc double glazed door leading into the conservatory room. Light switch and plug sockets.

BEDROOM THREE (FRONT FACING)

8'8" x 8'2" (2.66 x 2.49)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted wood effect flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window overlooking the front drive area. Built in wardrobes with two mirror sliding doors with shelf and rail inside.

CONSERVATORY

13'5" x 10'5" (4.10 x 3.20)

Double glazed door leading in from bedroom three. Brick based conservatory with Upvc double glazed windows with opening and fixed panes and a polycarbonate pitched roof and fitted blinds to some of the windows. Light terracotta ceramic tiled flooring. Two Upvc double glazed doors opening out to the patio and rear garden. Lighting and plug sockets. Wall mounted radiator.

GARAGE

Integral garage with metal up and over door with lock. Concrete flooring and brick walls inside. Light and power. Door leading to the rear patio area.

REAR GARDEN

The well established sunny aspect rear garden has a good sized patio area with side pathway leading to the front of the property. Lawn area. Established flower and shrub borders with trees and plants. Two wooden garden sheds at the end of the garden.

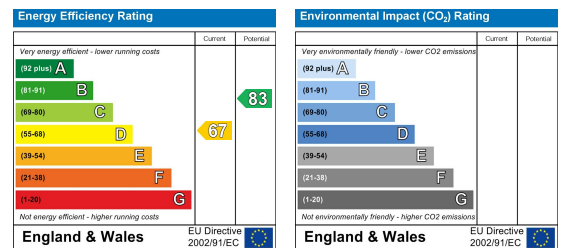
FRONT GARDEN & DRIVEWAY PARKING

Outside to the front is block paved driveway parking for several cars. Border with plants to one corner. Side gate access to the rear garden.





Total area: approx. 108.9 sq. metres (1171.7 sq. feet)



Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD