

# Property details approval form

79 Rossmore Road, Poole, Dorset, BH12 3NQ

Date: 15 May 2025

Property Ref and Version: WIN307380 - 0002

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# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£375,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > OFF ROAD PARKING
- > SUNNY REAR GARDEN
- > GARDEN STUDIO CURRENTLY USED AS A HOME OFFICE
- > TWO DOUBLE BEDROOMS
- > ONWARD CHAIN
- > FLOWING OPEN PLAN LAYOUT
- > BOILER INSTALLED 2023, 5 YEAR WARRANTY

## ○ Short Description

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Welcome to Rossmore Road, BH12. This property is a two bedroom detached bungalow with off road parking, large rear garden, large conservatory to the rear and Garden office. The property has exposed hard wood flooring and three piece family bathroom

## ○ Long Description

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Spacious Two-Bedroom Detached Bungalow with Generous Garden and Versatile Living Spaces

Connells Estate Agents bring to market this beautifully presented two double bedroom detached bungalow offers a perfect blend of comfort, practicality, and outdoor living. Boasting a large rear garden, ample off-road parking for 2-3 vehicles, and a substantial garden room, this home is ideal for those seeking a peaceful yet well-connected lifestyle.

Inside, the property features a thoughtfully well-laid-out flow between the lounge, kitchen, dining room, and conservatory, creating a bright and airy open-plan feel while retaining defined spaces for relaxing and entertaining. The generously proportioned bedrooms offer flexibility for family living, guests, or even a home office.

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The expansive rear garden is a true highlight, providing a private haven for gardening enthusiasts, families, or summer gatherings with patio areas and a picket fence dvidie from the lawn and the garden room adds valuable extra space-perfect for a home gym, office, or studio.

With its desirable layout, spacious plot, and charming features throughout, this bungalow represents a rare opportunity not to be missed

## **○ Directions**

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## **○ Agents Note**

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## ○ Room Description

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### Entrance Hall

Exposed polished floorboards, large storage cupboard opposite front door., front aspect double glazed window

### Lounge

14' 10" x 10' ( 4.52m x 3.05m )

led into by archway from entrance hall, Front aspect double glazing, radiator below, polished hardwood floorboards.

### Hallway

access into loft, leads into kitchen, bathroom and bedroom one, large storage/airing cupboard

### Kitchen

11' 4" x 10' ( 3.45m x 3.05m )

Archway from hall leading into kitchen, wall and base kitchen units with gas hob and oven built in, tiled splashback over the counter, wall mounted combination boiler, rear aspect double glazing, laminate flooring, EPVC back door onto rear patio. opens into the Diner/Conservatory

### Diner/Conservatory

22' 6" x 11' 5" ( 6.86m x 3.48m )

Laminate flooring, EPVC double glazed windows all round, radiator on back wall, french doors onto rear garden patio, french doors from bedroom one

### Bedroom One

12' 3" x 11' 5" ( 3.73m x 3.48m )

built in storage cupboard, radiator on the wall behind the door, fully carpetted, french doors leading into conservatory

### Bedroom Two

11' 5" x 9' ( 3.48m x 2.74m )

front aspect double glazing, radiator below, very bright and sunny room.

### Bathroom

8' 1" x 7' 3" ( 2.46m x 2.21m )

Three piece bathroom suite with side aspect double glazed window, radiator behind the door, WC, wash hand basin, laminate flooring and bath with Mira shower over. tiled wall around the bath

### Garden Room

15' 11" x 9' 9" ( 4.85m x 2.97m )

Garden Office, laminate flooring, electric heater, sliding doors onto the garden, separated by partition wall to a storage cupboard with front aspect double glazed window

### Rear Garden

Right Hand side access, patio to the rear of the bungalow, picket fence with paving slabs to the end of the garden and garden room, lined by small trees and shrubs.

### Driveway

paved driveway for 2-3 cars

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## **○ Room Description**

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## **○ Room Description**

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## ○ Property Images





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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Thomas Reid		
Mrs Y. Cordina		