



15 David Way, Hamworthy, Poole, BH15 4QX

Asking Price £375,000

- Semi-Detached House
- Spacious Throughout
- Driveway & Garage
- Close to Hamworthy Park
- UPVC Double Glazing
- Four Bedrooms
- Kitchen/Dining Room
- Low Maintenance Rear Garden
- Gas Central Heating
- Potential to Offer No Forward Chain

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This unique, semi-detached home is arranged over three floors and offers accommodation that's ideally suited to families - positioned within easy reach of Hamworthy Park.



Council Tax Band: D



David Way

Having undergone a loft conversion by the previous occupants, this home offers unique & spacious accommodation. The property is entered via a part glazed composite door into the hallway which has a door to the downstairs toilet and living room, which is a bright room - ideal for relaxing of an evening. The rear of the property comprises a modern kitchen, ample dining space and good sized conservatory.

There are four bedrooms in total. There are two doubles on the first floor with fitted wardrobes and another single room which could be ideally used as an office space, if needed. The second floor has been converted to be another double bedroom with a host of in built cupboards and an adjoining en-suite. The main family bathroom is also on the first floor.

The garden is enclosed and laid to a mixture of low maintenance materials - designed with enjoyment in mind rather than continuous upkeep. There is a driveway for two cars and a garage with a pitched roof for further storage. Further benefits include an EV charging point, gas central heating & UPVC double glazing.

The property is tucked away in a quiet part of the Rowans Development. A cut through to Lake Road means easy access for both the frequent bus route and also the ever popular Hamworthy Park & Beach.

Offered for sale with the potential of no onward chain, we encourage internal viewing at your earliest convenience! To arrange, or for more information, please call our Upton Branch.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

David Way, Hamworthy

