



HIVE



6 CANDACE PLACE
POOLE
BH15 4FQ

Agent's introduction

A stylish two-bedroom home built in 2021, set on a desirable corner plot in a popular development, within walking distance of Hamworthy Beach, local schools, and amenities.







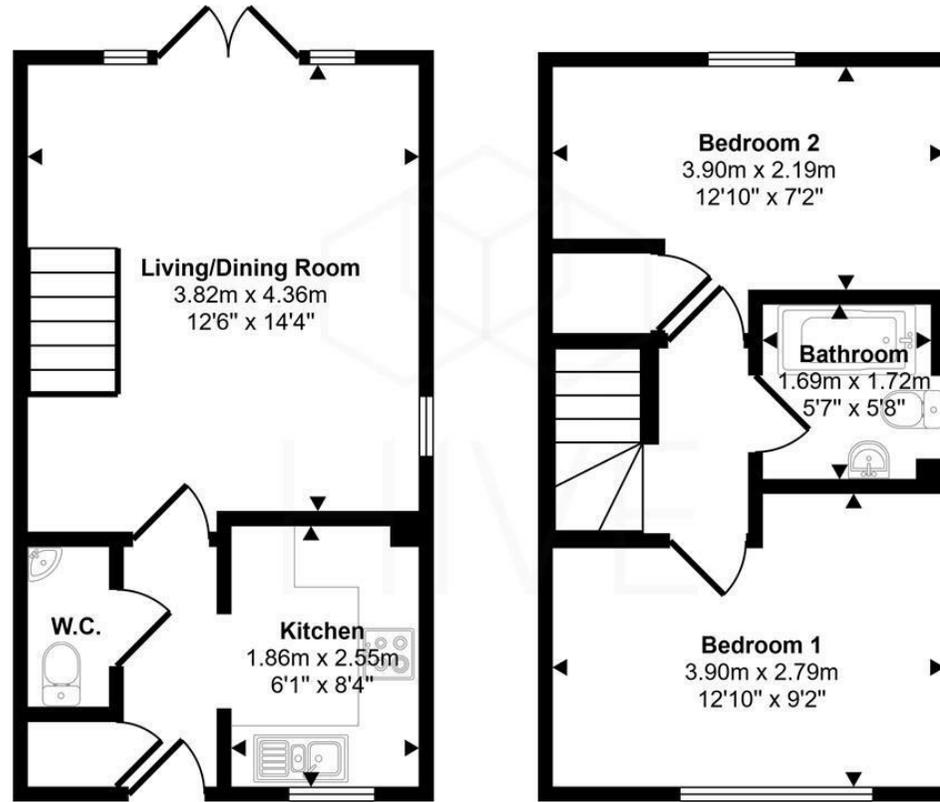
Property highlights

- Located on a private road
- Built in 2021 – NHBC warranty remaining
- Two allocated parking spaces
- Two well proportioned double bedrooms
- 1.1 miles away from Lake Pier and Carter Community School
- 1 mile away from Hamworthy Park
- Large rear garden
- Convenient downstairs W/C



Floor plan and EPC

Approx Gross Internal Area
55 sq m / 590 sq ft



Ground Floor
Approx 27 sq m / 294 sq ft

First Floor
Approx 27 sq m / 296 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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	





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