



40 David Way, Hamworthy, Poole, BH15 4QX

Asking Price **£325,000**

- Three Bedrooms
- Sizeable Conservatory
- Close to Hamworthy Park
- Gas Central Heating
- Garage & Driveway
- Semi Detached House
- Lovely Rear Garden
- Downstairs Toilet
- UPVC Double Glazing
- Internal Viewing Encouraged

# 40 David Way, Poole BH15 4QX

This semi-detached house is positioned within a popular residential development and is just a short walk from Hamworthy Park.



Council Tax Band: D



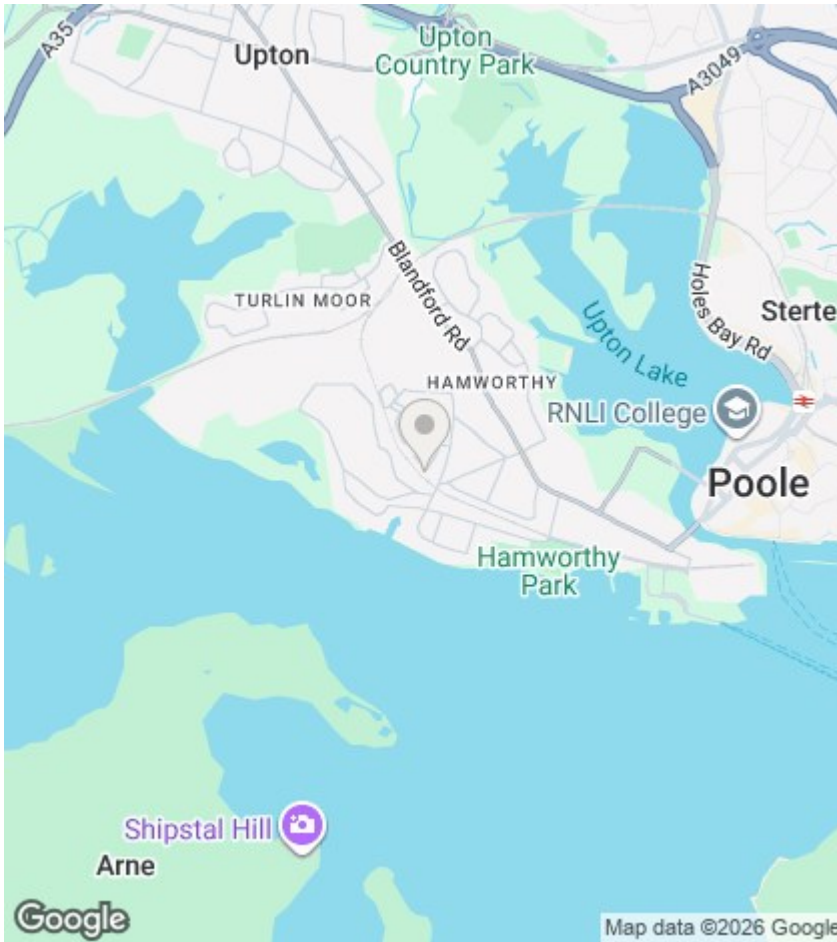
### David Way

Briefly, the well planned accommodation comprises: three bedrooms, living room, separate kitchen, sizeable conservatory, family bathroom and downstairs toilet.

The rear garden is a generous size and has a large decking area, ideal for outdoor dining & entertaining, complemented by a further artificial lawned area to the rear. Further benefits include off-road parking, a single garage, gas central heating and 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 the ever popular Hamworthy Park & Beach.

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			82
(69-80) C		70	
(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

