

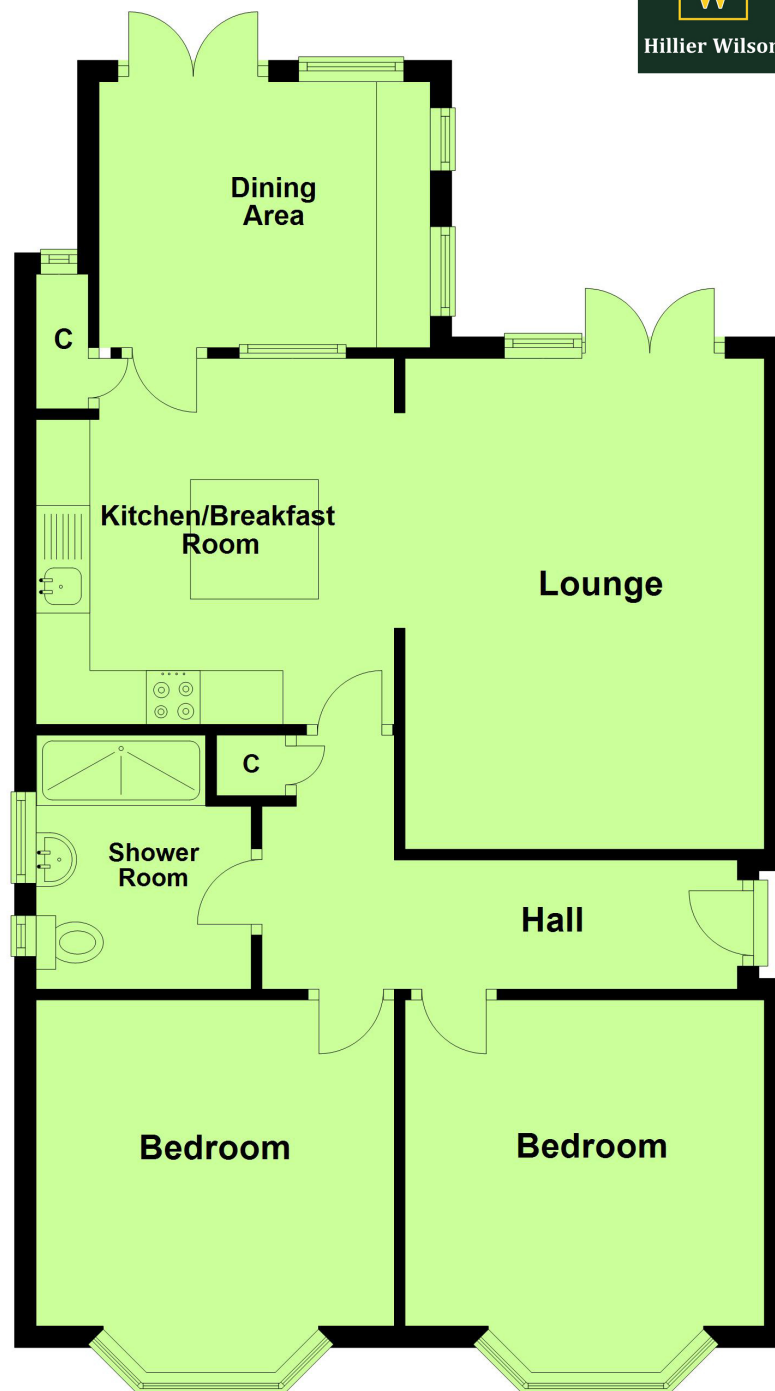
10 Coventry Crescent  
Poole BH17 7HN

Price **£395,000** Freehold



AN IMMACULATE TWO DOUBLE BEDROOM  
DETACHED BUNGALOW BENEFITTING FROM  
A SIZEABLE AND SECLUDED SOUTH FACING  
REAR GARDEN. AN INTERNAL VIEWING IS A  
MUST TO FULLY APPRECIATE.

## Ground Floor



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

**\* ENTRANCE HALLWAY**

**\* LOUNGE 14' 9" X 11' 1" (4.54m x 3.38m)**

**\* KITCHEN/BREAKFAST ROOM 11' 5" X 11' 1" (3.5m x 3.38m)**

**\* DINING AREA 9' 2" X 7' (2.8m x 2.13m)**

**\* BEDROOM ONE 11' 4" INTO BAY X 11' (3.47m x 3.35m)**

**\* BEDROOM TWO 11' 4" INTO BAY X 10' 9" (3.47m x 3.32m)**

**\* FAMILY SHOWER ROOM 7' 7" X 6' 6" (2.34m x 2.01m)**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**

**\* SIZEABLE SOUTH FACING REAR GARDEN**

**\* SUMMERHOUSE**

**\* OFF ROAD PARKING**

**\* GARAGE**









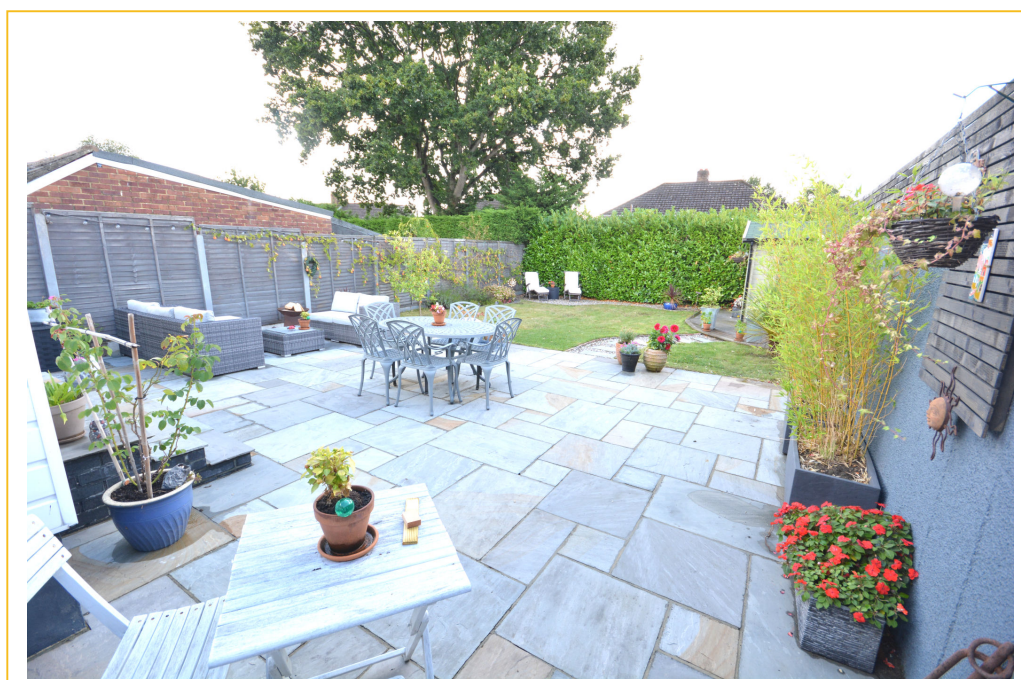


**ABOUT THIS PROPERTY**

At the side of the property a double glazed frosted door gives access into the entrance hallway which has wood effect flooring, loft access via a hatch and storage cupboard with slatted shelving. The kitchen/breakfast room has window and door to rear, range of wall and floor mounted cupboards, worksurfaces over, single sink with drainer and mixer tap, breakfast bar eating area, wood effect flooring and integrated appliances to include washing machine, dishwasher, fridge, freezer, oven, grill, four ring ceramic hob and extractor fan over. Off the kitchen a double glazed door leads into the separate dining area with underfloor heating and double opening doors leading out to the rear garden. The lounge has wood effect flooring, feature central fireplace with tiled hearth, TV point and double opening doors giving access to the rear garden.

Bedroom one and two both have feature bay windows to front aspect. The modern fitted shower room has two frosted windows to side aspect, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

To the front of the property is an area laid to shingle and via double opening timber gates a tarmac driveway provides off road parking in turn leading to the single detached garage which has roller up and over door, light and power. One of the main features to this delightful property is the sizeable rear garden which has a patio providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. The summer house is accessed via double opening doors and benefits from light and power.





**DIRECTIONS:**

From Broadstone Centre proceed down York Road for approximately three quarters of a mile and Coventry Crescent will be found on the left hand side.

**COUNCIL TAX:** Band D     BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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 the 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 to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2030**