

Oakdale

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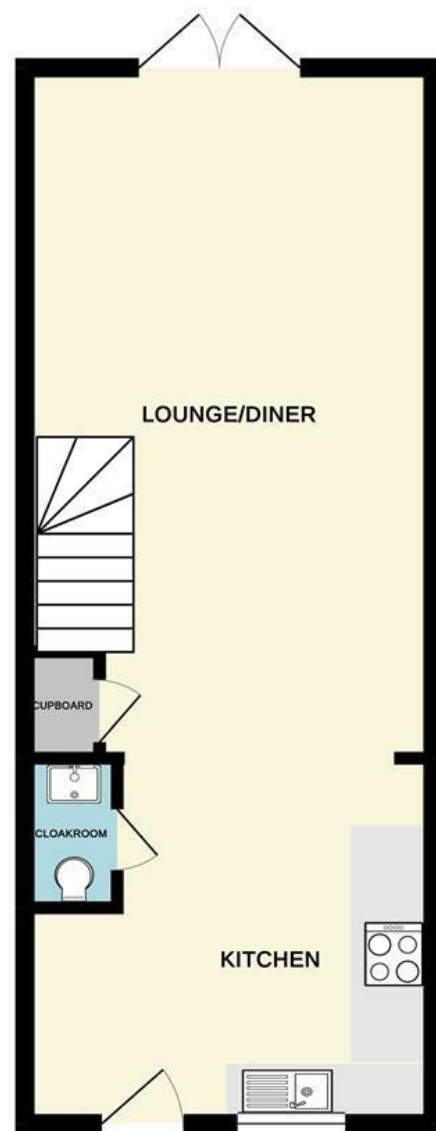
6 Vandeleur Close, Oakdale, Poole BH15 3SH Guide Price £315,000 Freehold

**** BRAND NEW FAMILY HOME - HELP TO BUY **** A stunning semi detached family home built by locally renowned AJ Developments. The property is approached via a private driveway and offers a modern kitchen with integrated appliances, lounge/dining room, TWO DOUBLE BEDROOMS, downstairs cloakroom, family bathroom, underfloor heating, central heating, enclosed rear garden with artificial grass and a raised decking area and off road parking.

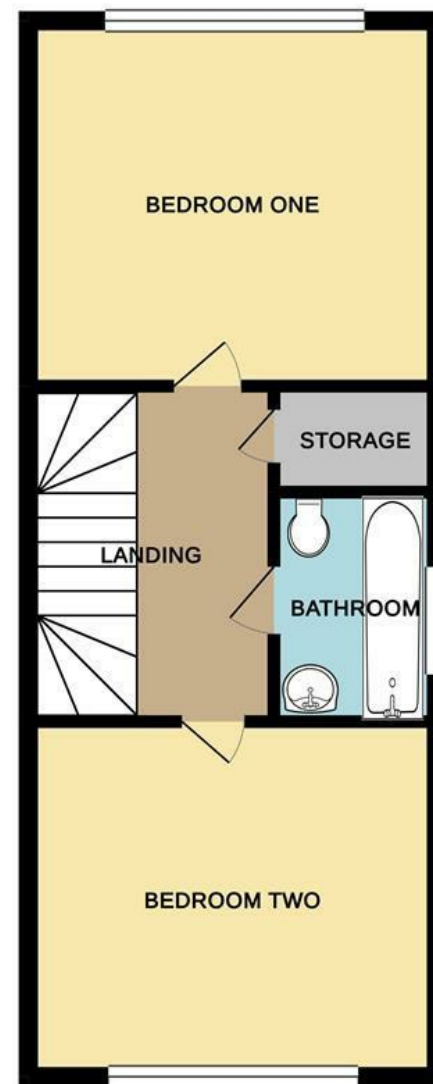
With the Help to Buy scheme, you will need as little as a 5% deposit to buy this home as the Government will provide an equity loan of up to 20% which means you will only need to obtain a 75% mortgage. Further details available in the office.

- HELP TO BUY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- SEMI-DETACHED FAMILY HOME
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
 113 Commercial Road, Ashley Cross, Poole, BH14 0JD
 14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

Location:

This small development of just nine brand new houses is located within its own cul-de-sac in the heart of Oakdale. Close to local schools, shops, and amenities and just two miles from the centre of Historic Poole including its beautifully kept Poole Park with its boating lake, tennis courts, and bowling green. Poole General Hospital, fitness centres, bars, cinema, theatre, restaurants, and shopping centre. There are the local Blue Flag beaches of Bournemouth and Sandbanks for the sun worshippers in the family and Poole's local marinas for the boating enthusiasts. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively. Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Entrance:

Kitchen:

12'5" x 11'1" (3.8 x 3.4)

Lounge/Dining Room:

20'11" x 12'5" (6.4 x 3.8)

Cloakroom:

Stairs to first-floor landing:

Bedroom One:

12'5" x 11'1" (3.8 x 3.4)

Bedroom Two:

12'5" x 10'9" (3.8 x 3.3)

Family Bathroom:

6'10" x 4'11" (2.1 x 1.5)

South Facing Rear Garden:

Off Road Parking:

Tenure: FREEHOLD
SAT NAV: BH15 3SH
EPC rate: TBC
Council Tax Band: TBC
School Catchment Area:
Please contact the Borough of Poole for current
a d m i s s i o n i n f o r m a t i o n : -
school.admissions@poole.gov.uk

