

Oakdale

Tel: 01202 681113

oakdale@keydrummond.com

www.keydrummond.com



1 Vandeleur Close, Oakdale, Poole BH15 3SH

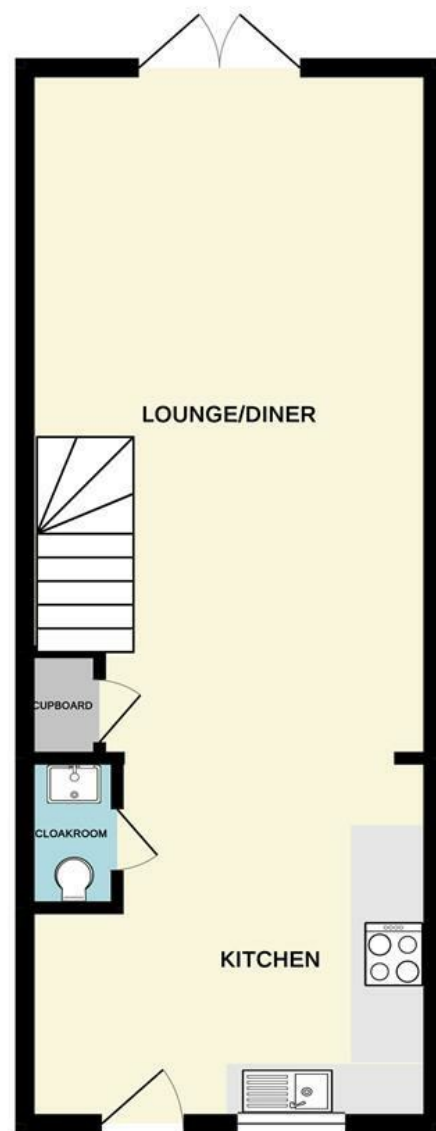
Guide Price £315,000 Freehold

**** 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, solar panels, enclosed South facing rear garden artificial grass and a raised decking area and PRIVATE DRIVEWAY.

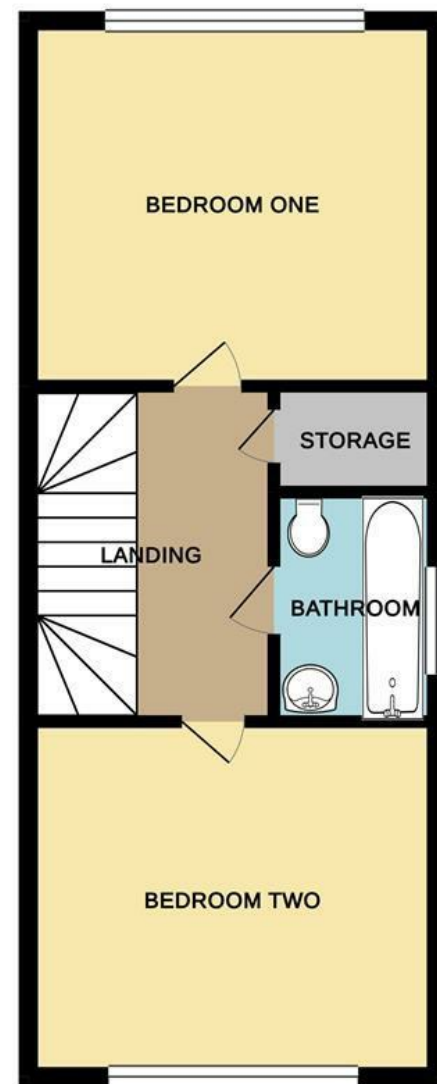
With the Help to Buy scheme, you will need as little as a 5% deposit to buy this home as the Government will provide an equity loan of up to 20% which means you will only need to obtain a 75% mortgage. Further details available in the office.

- HELP TO BUY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- SEMI-DETACHED FAMILY HOME
- CONTEMPORARY BATHROOM
- PRIVATE DRIVEWAY

GROUND FLOOR 402 sq. ft.
(37.3 sq. m.)



1ST FLOOR 402 sq. ft.
(37.3 sq. m.)



TOTAL FLOOR AREA : 803 sq. ft. (74.6 sq. m.) approx.

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.
Made with Metropix. ©2019

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 Garden:

Raised decking area with steps down to an area of artificial lawn.

Off Road Parking (to side of property)

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

