

66 Meadowsweet Road
Creekmoor
Poole BH17 7XT

Price **£339,950** Freehold



A SUPERBLY PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION BENEFITING FROM PRIVATE AND SIZEABLE REAR GARDEN.



Total area: approx. 98.1 sq. metres (1056.2 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 or 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 15'1" x 4'9"**

- * **GROUND FLOOR CLOAKROOM 4'5" x 5'9"**

- * **KITCHEN/DINING ROOM 17' x 8'9"**

- * **LOUNGE 10'3" x 17'1"**

- * **STAIRS RISING TO THE FIRST FLOOR**

- * **BEDROOM ONE 10'1" x 8'2" (to wardrobe fronts)**

- * **DRESSING ROOM/CLOAKROOM 6'2" x 6'9"**

- * **BEDROOM TWO 12'5" x 7'**

- * **BEDROOM THREE 10'2" x 6'6"**

- * **FAMILY SHOWER ROOM 5'6" x 6'7"**

- * **UTILITY AREA 6'8" x 8'8"**

- * **GARAGE/STORAGE 10' x 8'8"**

- * **OFF ROAD PARKING**

- * **FRONT AND REAR GARDENS**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property a UPVC double glazed frosted front door with matching side screen leads through to the entrance hallway which has stairs rising to the first floor, understairs storage cupboard and access into the cloakroom which has low level flush WC and pedestal wash hand basin with mixer tap with tiled splashback. The light and airy lounge has windows to front and side, television point and telephone point. The kitchen/dining room has a window to side aspect, double opening and single opening doors giving access to the rear garden, range of wall and floor mounted cupboards, part tiled walls, roll top working surfaces, circular sink with drainer and mixer tap and space for tall freezer, fridge, dishwasher and oven.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to side aspect, fitted mirrored wardrobes and access into the dressing room/cloakroom which has frosted window to side, low level flush WC and wash hand basin with mixer tap and two drawers beneath. Bedroom two has window to side aspect and benefits from fitted mirrored wardrobes and bedroom three has a window to the front aspect. The modern fitted shower room has frosted window to rear aspect, fully tiled walls, towel ladder radiator, pedestal wash hand basin with mixer tap, low level flush WC and shower cubicle.

To the front and side of the property is a low maintenance garden being laid to lawn with low level brick wall borders and a driveway providing off road parking which in turn leads to the garage/storage area which has up and over door, light and power. One of the main features to this delightful family home is the sizeable rear garden which is predominately laid to lawn with a patio running adjacent to the property all of which have mature shrub and timber fence borders. From the rear garden a double glazed door leads through to the utility area which houses the boiler and has space for washing machine, tumble dryer and fridge and has access into the garage area.

**DIRECTIONS:**

From Broadstone Centre proceed to the main Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and continue into Longmeadow Lane. Meadowsweet Road is the first turning on the left hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

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

Energy Performance Certificate

66, Meadowsweet Road, POOLE, BH17 7XT

Dwelling type: Detached house	Reference number: 9626-4021-7286-6851-0944
Date of assessment: 12 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2019	Total floor area: 84 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,415
Over 3 years you could save	£ 879

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 183 over 3 years	<div style="background-color: #548235; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 879 over 3 years </div>
Heating	£ 1,578 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 519 over 3 years	£ 207 over 3 years	
Totals	£ 2,415	£ 1,536	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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	E3	B6	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 96
2 Floor insulation (suspended floor)	£800 - £1,200	£ 165
3 Low energy lighting for all fixed outlets	£55	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.

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REF: R1379