



2A St. Davids Road, Upton, Poole, BH16 5PX

Asking Price **£460,000**

- Four Bedrooms
- Extended Accommodation
- Detached Garage/Workshop
- Popular Location
- Close to Amenities
- Detached Bungalow
- Feature Wood Burner
- Ample Off-Road Parking
- Annex Potential
- Must be seen!

# 2A St. Davids Road, Poole BH16 5PX

This spacious, detached bungalow benefits from a rear extension to now offer versatile accommodation complemented by a detached garage & ample off road parking.



Council Tax Band: D



### St. Davids Road

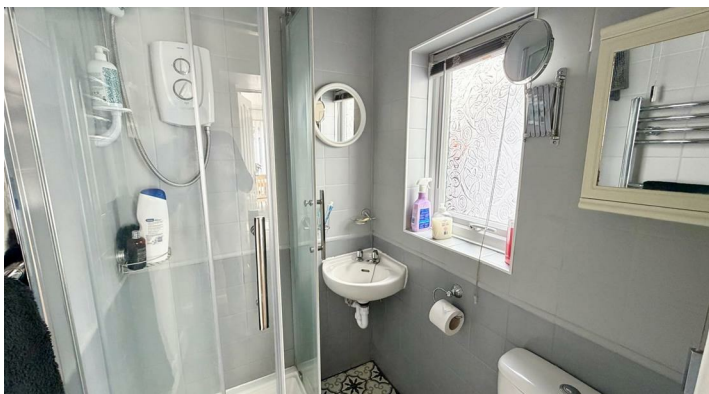
The property is spacious throughout and offers versatile accommodation, ideal for family living. Briefly, the property comprises: four well proportioned bedrooms, bright lounge/dining room, kitchen with patio doors, main bathroom and further shower room. It's worth noting that bedroom two is part of an extension and could function ideally as an annex style space - there's a secondary access to the side of the garage and the bedroom has direct access onto the garden.

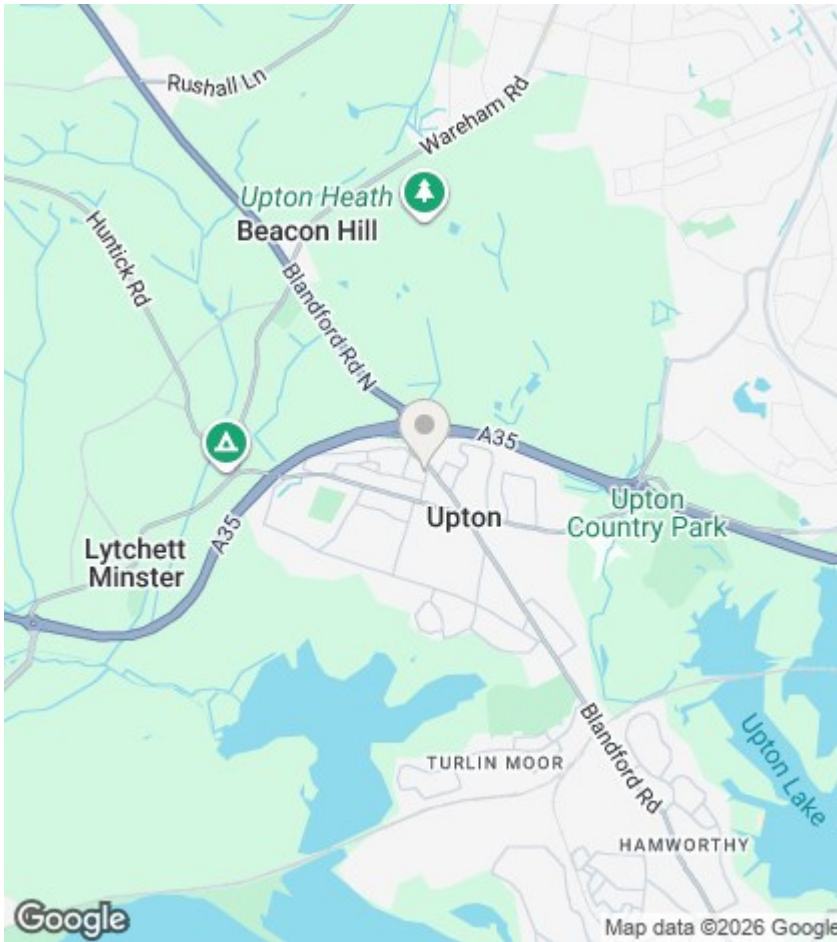
The detached garage is a particular feature of this property - it's currently being used as a workshop and has both light & power. Further benefits include off-road parking for several vehicles, gas central heating, UPVC double glazing and a feature wood burner in the lounge.

Located within the ever popular 'Beacon Park' Development of Upton, this home is ideally positioned to access a host of favoured amenities to include Aldi, a frequent bus route and favoured local schooling.

We encourage internal viewing at your earliest convenience. To arrange, or for more information, please contact 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

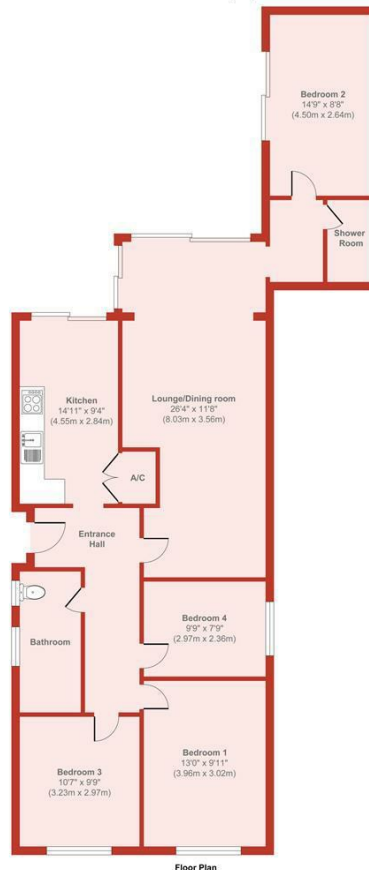
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### St. Davids Road, Upton



**Approx. Gross Internal Floor Area 1107 sq. ft / 102.84 sq. m**  
Produced by Elements Property