

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



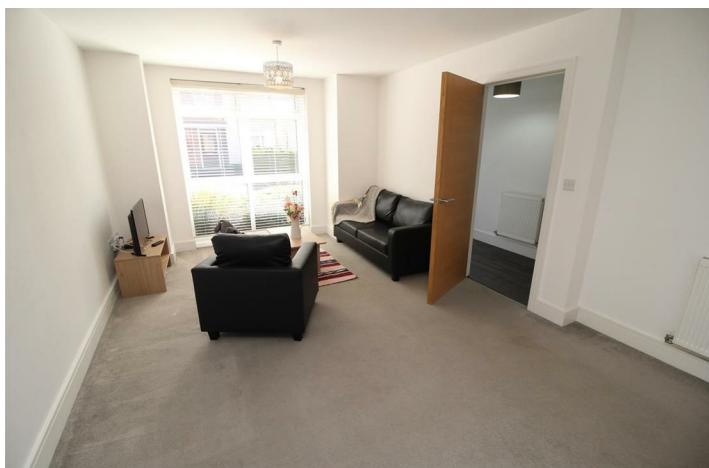
Stabler Way, Poole
Poole, Dorset, BH15 4FJ
£365,000 Freehold



- **End of Terrace House**
- **Two Bathrooms**
- **Private Garden**
- **Two Allocated Parking Spaces**
- **Council Tax Band D**
- **Three Bedrooms**
- **Fully Fitted Kitchen**
- **Juliet Balcony**
- **EPC Rating B**
- **No Onward Chain**

A well-presented end of terrace THREE BEDROOM HOUSE WITH TWO ALLOCATED PARKING SPACES, situated within the quiet residential development of Carters Quay, within close reach of Poole Quay, Hamworthy Park and Beach.

The accommodation is contemporary throughout with a ground floor W/C, bright and spacious lounge with floor to ceiling windows, separate kitchen/diner with all modern integral appliances and French doors giving access onto a private rear garden with laid lawn and patio area. Upstairs there is a modern family bathroom with shower over bath, two double bedrooms with the master benefiting from fitted wardrobes and an en-suite shower, second bedroom with a Juliet Balcony and a further third single bedroom. Full double glazing throughout & gas central heating.



Hallway 9'10" x 3'11" (3.01 x 1.21)

UPVC partially frost glazed front door leads into the hallway. Wood laminate flooring. Pendant light. Radiator. Stairs to the first floor.

Living Room 19'4" x 11'10" (5.90 x 3.63)

Frontal aspect bright and spacious living room leading through to the kitchen. Carpet flooring, pendant light fittings. Two radiators.

Kitchen/Diner 15'5" x 10'4" (4.71 x 3.15)

From the living room a connecting hallway accesses the ground floor WC and under stairs storage cupboard which further leads into the rear aspect kitchen diner, whereby french doors lead into the rear garden. The kitchen comprises a contemporary grey fitted kitchen with fitted appliances, including an induction hob beneath a stainless steel extractor canopy. Electric oven, integrated dishwasher, fridge/freezer, washer dryer. A range of flat-fronted grey base cupboard & wall storage units. 1 1/2 bowl in-built sink and drainer with chrome mixer taps. Ceramic tiled flooring. Inset ceiling spot lights.

WC 5'5" x 3'7" (1.66 x 1.10)

Wall mounted wash basin, a concealed cistern low level WC with wall-mounted mirror over. Heated towel radiator. Partially tiled walls and tiled floor. Recessed ceiling spotlights. Extractor fan.

Landing

Access to all bedrooms and the family bathroom. Boiler cupboard. Radiator. Carpet flooring. Loft access. Pendant light fitting.

Bedroom 1 15'7" x 10'4" (4.75 x 3.16)

A dual aspect generously sized master bedroom overlooks the rear garden with built in mirrored double wardrobes. Carpet flooring, with pendant light fittings & two radiators. Door to the en-suite:

En-suite 7'7" x 3'2" (2.33 x 0.98)

Double shower with glazed doors and chrome mixer controls, Wall mounted wash basin with mirrored cabinet over, a concealed cistern low level WC. Heated towel radiator. Partially tiled walls and tiled floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 14'7" x 8'3" (4.46 x 2.54)

A bright and spacious front aspect double bedroom featuring a Juliet Balcony. Carpet flooring, Pendant light, radiator.

Bedroom 3 8'5" x 6'11" (2.58 x 2.13)

A further front aspect single bedroom. Carpet flooring, Pendant light, radiator.

Bathroom 8'3" x 5'6" (2.54 x 1.69)

Spacious, modern bathroom with white three-piece suite. Recessed spotighting, shower over bath with glazed shower screen and ceramic wall & floor tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Outside

The fully enclosed rear garden is largely laid to lawn, with a patio area to the rear of the property with rear gated access leading to front. Two allocated parking spaces.

Tenure

Freehold

Council Tax Band D

EPC Rating B

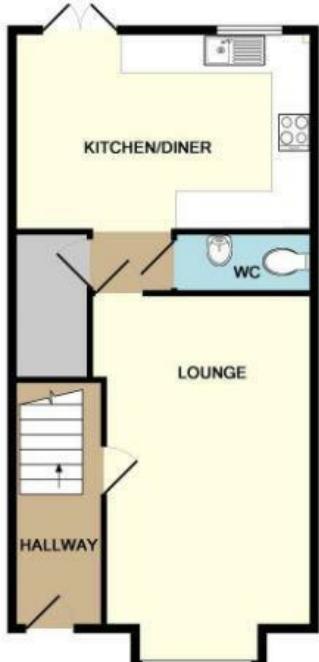
Service Charge £438.20 (2025)

Material Description : A traditional timber framed construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

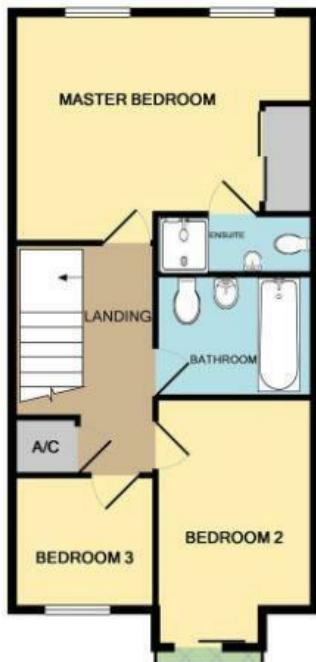
Broadband : Standard 12 Mbps 1 Mbps Good
Superfast 49 Mbps 12 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Environment Agency Flood Risk:
Very low risk of surface level flooding
Very low risk of sea flooding



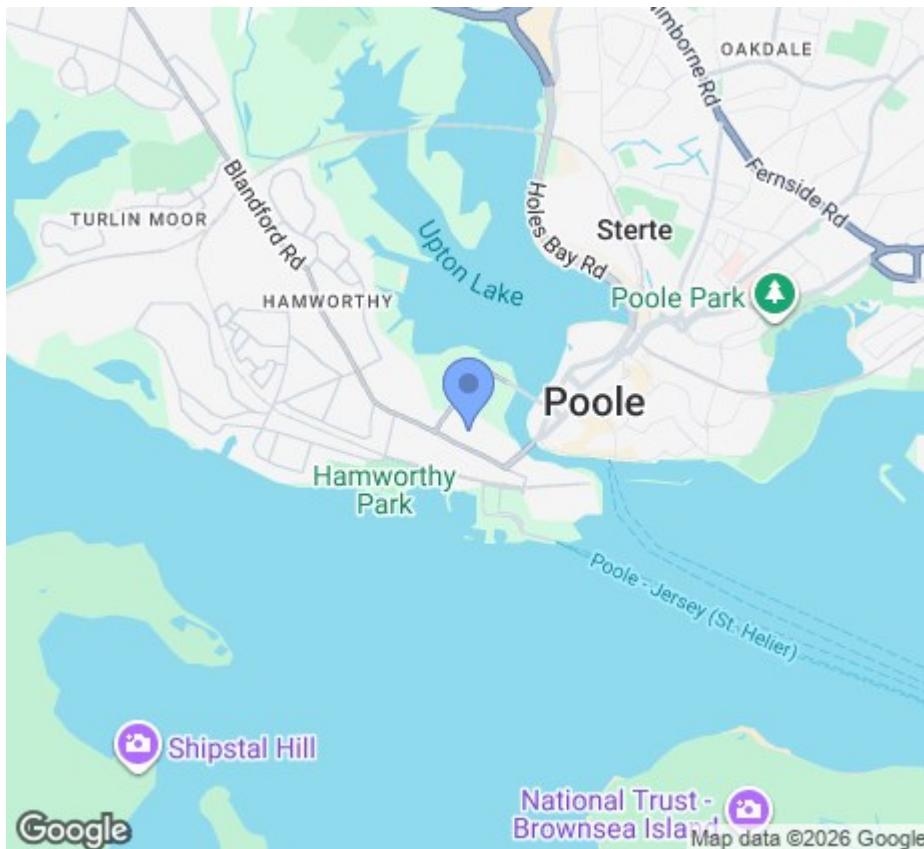


GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2015



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A	87	89
(B1-91)	B		
(G1-80)	C		
(G5-60)	D		
(D9-54)	E		
(F1-38)	F		
(H1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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