

15 WIDDICOMBE AVENUE, LOWER PARKSTONE, POOLE, DORSET



BERKELEYS
PROPERTY AGENTS · SURVEYORS · VALUERS



A fabulous house built in 2004 to the high standards of the present owner within an exceptionally peaceful tree lined avenue located on the borders of Canford Cliffs and convenient for the prestigious Parkstone Golf Course with the golden sandy beaches of Poole Bay and the extensive marine facilities of Poole Harbour being a short distance beyond.

4 Bedrooms, Dressing Room and En-Suite to Master, Further En-Suite and Family Bathrooms. Impressive Entrance Hall, Stunning Kitchen/Dining/Family Room, Further Formal Sitting Room, Study/Snug, Guest Cloakroom, Utility Room, Double Garage, Under Floor Heating to Ground Floor, Extensive Use of Halogen Downlights, Oak Faced Doors Throughout, Pressurised Water System, Kitchen by Kitchen Elegance, Electrification Supply to Front Gates, Remainder of Building Guarantee.

15 Widdicombe Avenue, Poole
 Approximate Gross Internal Area
 Main House = 2461 Sq Ft/229 Sq M
 Garage = 286 Sq Ft/27 Sq M
 Total = 2747 Sq Ft/256 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8031305



BERKELEYS
PROPERTY AGENTS · SURVEYORS · VALUERS

1 - 3 HAVEN ROAD,
CANFORD CLIFFS,
POOLE,
DORSET BH13 7LE

Tel: 01202 708383
Fax: 01202 708384
Email: info@berkeleys.com
www.berkeleys.com

IMPORTANT NOTICE

BERKELEYS FOR THEMSELVES AND THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT:-

1. THESE PARTICULARS HAVE BEEN PREPARED IN GOOD FAITH TO COMPLY WITH THE PROPERTY MISDESCRIPTION ACT AND OTHER RELEVANT LEGISLATION TO GIVE A FAIR OVER ALL VIEW OF THE PROPERTY AND MUST NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATION OF FACT. PURCHASERS MUST SATISFY THEMSELVES, BY INSPECTION OR OTHERWISE, AS TO THE CORRECTNESS OF INFORMATION GIVEN AND AS TO THE CONTENT OF THESE PARTICULARS. IF ANY POINTS ARE PARTICULARLY RELEVANT TO YOUR INTEREST IN THE PROPERTY PLEASE ASK FOR FURTHER INFORMATION.
2. WE HAVE NOT TESTED ANY SERVICES, APPLIANCES, EQUIPMENT OR FACILITIES, AND NOTHING IN THESE PARTICULARS SHOULD BE DEEMED TO BE A STATEMENT THAT THEY ARE IN GOOD WORKING ORDER, OR THAT THE PROPERTY IS IN GOOD STRUCTURAL CONDITION OR OTHERWISE.
3. ANY PHOTOGRAPHS AND ARTISTS ILLUSTRATIONS HAVE BEEN PRODUCED FOR GENERAL INFORMATION AND IT SHOULD NOT BE ASSUMED THAT THEY ARE CURRENT OR (IN THE CASE OF ARTISTS IMPRESSIONS) THEY ACCURATELY DEPICT THE FINISHED PROPERTY. NO ASSUMPTION SHOULD BE MADE WITH REGARD TO PARTS OF THE PROPERTY THAT HAVE NOT BEEN PHOTOGRAPHED OR ILLUSTRATED.
4. ANY PLANS, AREAS, MEASUREMENTS OR DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND ARE NOT PRECISE.
5. IT SHOULD NOT BE ASSUMED THAT THE PROPERTY HAS ALL NECESSARY PLANNING, BUILDING REGULATIONS, OR OTHER CONSENTS. ANY REFERENCE TO ALTERATIONS OR USE OF ANY PART OF THE PROPERTY IS NOT A STATEMENT THAT ANY NECESSARY PLANNING, BUILDING REGULATIONS OR OTHER CONSENTS HAVE BEEN OBTAINED.
6. THE INFORMATION IN THESE PARTICULARS IS GIVEN WITHOUT RESPONSIBILITY ON THE PART OF THE AGENTS OR THEIR CLIENTS. THESE PARTICULARS DO NOT FORM ANY PART OF AN OFFER OR CONTRACT AND NEITHER THE AGENTS OR THEIR EMPLOYEES OR ANY JOINT OR SUB AGENTS HAVE ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATIONS OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.