

FOR SALE



Tatnam Road, Oakdale, Poole
£360,000


MARTIN & CO

Tatnam Road, Poole

£360,000

- **HUGE** garden!
- council tax band 'D' approx. £1948
- detached family home
- **NO FORWARD CHAIN!**
- off road parking

This three bedroomed detached family home has the advantage of a huge rear garden! The home is full of period features including panelled doors, picture rails, a decorative fireplace & extra height skirting boards.

ENTRANCE HALL Ceiling light, picture rail, radiator.

LIVING ROOM 11' 10" x 10' 11" (3.63m x 3.33m) Ceiling light, double glazed bay window to front aspect, picture rails, extra height skirting boards, radiator

DINING ROOM 12' 5" x 10' 11" (3.80m x 3.33m) Ceiling light, double glazed doors leading to the patio & garden beyond. Picture rails, fireplace (not in use) with decorative high gloss tiled surround & hearth. Extra height skirting boards, built-in storage with display shelving & cupboards, radiator.

KITCHEN 15' 1" x 6' 10" (4.62m x 2.09m) Ceiling light, skylight & double-glazed windows & door leading to the patio & garden. Range of wall & base unit with worktop over & tiled splashbacks, Stainless steel cooker hood, gas



hob & electric oven beneath. Integrated fridge/freezer, integrated dishwasher, space & plumbing for washing machine. Breakfast bar area with additional cupboards both above & below. Cupboard housing 'Gloworm' boiler. GARDEN Initially laid to paved patio; the garden then continues to a great size level lawn & surrounded by mature trees & shrubs. Gate providing access to the front parking area, outside tap.

CLOAKROOM Ceiling light, double glazed opaque window to side aspect, toilet & basin with tiled splashbacks.

LANDING Ceiling light, loft hatch, double glazed window to side aspect.

MASTER BEDROOM 12' 5" x 9' 1" (3.81m x 2.78m) Ceiling light, picture rail, two sets of fitted wardrobes, with hanging rails, shelving & drawers. Double glazed picture window to rear aspect with great views of the gardens to the rear. Radiator.

BEDROOM 13' 1" x 10' 0" (4.01 max x 3.07m) Ceiling light, large double glazed bay window to front aspect with window seat beneath. Picture rail, radiator.

BEDROOM 7' 9" x 5' 0" (2.38m x 1.54m) Ceiling light, double glazed window to front aspect, built in cupboard.

FAMILY BATHROOM Ceiling light, large double glazed opaque window to rear aspect. Bath, enclosed shower cubicle with 'Bristan' shower, toilet & basin, all with tiled splashbacks.

PARKING Parking space for two/three cars at the front of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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