

53A Tatnam Road  
Poole BH15 2DW

Price Guide **£425,000 - £435,000** Freehold

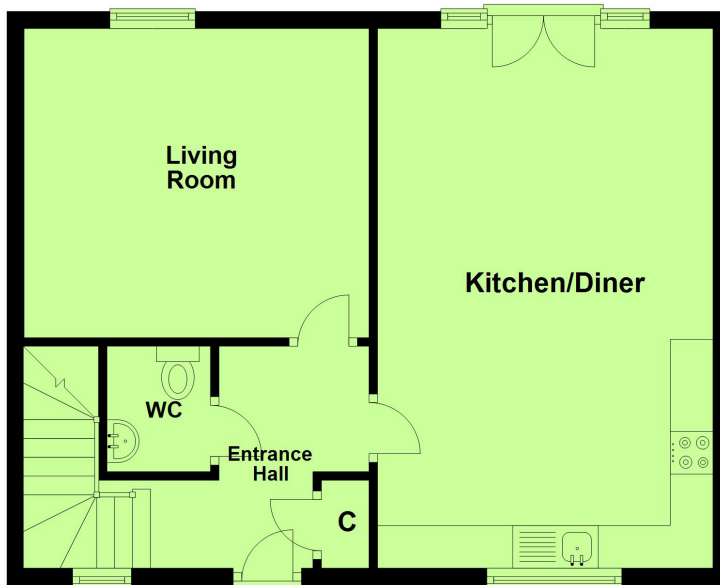


A BRAND NEW THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME, SITUATED IN A CONVENIENT RESIDENTIAL LOCATION, BENEFITTING FROM A SOUTHERLY FACING REAR GARDEN.



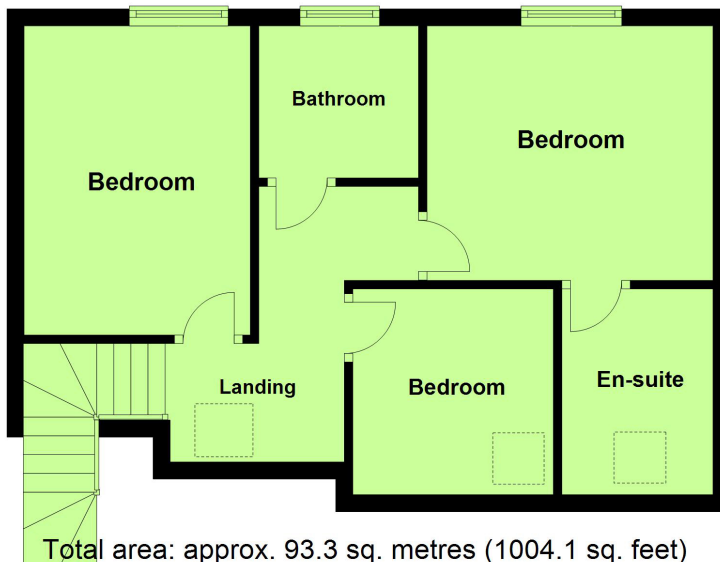
### Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



**Total area: approx. 93.3 sq. metres (1004.1 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 HALL**

**\* CLOAKROOM 4' 7" x 3' 7" (1.46m x 1.13m)**

**\* LIVING ROOM 13' 2" x 11' 8" (4.04m x 3.62m)**

**\* KITCHEN/DINER 20' 7" x 12' 8" (6.32m x 3.93m)**

**\* STAIRS RISING TO THE FIRST FLOOR**

**\* BEDROOM ONE 11' x 9' 7" (3.36m x 2.98m)**

**\* EN SUITE SHOWER ROOM 7' 9" x 5' 8" (3.73m x 2.65m)**

**\* BEDROOM TWO 12' 2" x 8' 6" (2.42m x 2.36m)**

**\* BEDROOM THREE 7' 9" x 7' 7" (2.41m x 1.77m)**

**\* FAMILY BATHROOM 6' 1" x 5' 8" (1.87m x 1.78m)**

**\* TWO ALLOCATED PARKING SPACES WITH ELECTRIC CHARGING POINT**

**\* SOUTH FACING REAR GARDEN**

**\* UPVC DOUBLE GLAZING**

**\* TEN YEAR BUILDZONE WARRANTY**











**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the entrance hallway which benefits from a useful storage cupboard, tiled flooring, window to front aspect, stairs rising to the first floor and access into the ground floor cloakroom which has low level flush WC, wash hand basin with mixer tap and tiled splashback. The living room has window to rear aspect and storage cupboard housing the wall mounted boiler. The spacious kitchen/diner has window to front aspect, window and double opening doors leading to the rear garden, range of wall and floor mounted cupboards, work surfaces over, one and a quarter single sink with integrated drainer and mixer tap, nest of three drawers and integrated appliances to include washing machine, dishwasher, fridge, freezer, oven, induction hob and extractor fan over. The ground floor accommodation benefits from underfloor heating.

The first floor landing has Velux window to front aspect. Bedroom one has window to rear aspect and benefits from an en suite shower room which has Velux window to front, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to rear aspect and bedroom three has Velux window to front. The family bathroom has frosted window to rear aspect, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with shower.

To the front of the property, there are two allocated parking spaces with electric charging point. The southerly facing rear garden has a patio running adjacent to the property in turn leading to the remainder, all of which are bound by timber fence borders.

**AGENTS NOTE:** The front photograph shown is a computer generated image.

**DIRECTIONS:**

From Fleetsbridge roundabout take the exit along Wimborne Road. At the traffic lights continue straight across to the traffic lights at the New Inn bearing right to continue along Wimborne Road. Tatnam Road is the third turning on the right hand side.

**COUNCIL TAX:** To be confirmed

**ENERGY EFFICIENCY RATING:** Band B

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

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1792**