



27 Haymoor Road, Oakdale, Poole, Dorset BH15 3NP

£315,000 Freehold

A superb detached bungalow situated on this quiet residential road on the fringes of Oakdale and Parkstone a short distance from bus routes, schools and amenities. This well presented home offers well proportioned accommodation and internal viewing is advised to appreciate the accommodation on offer which comprises: dual aspect lounge, 23' kitchen/diner, two double bedrooms and modern bathroom. Externally the property boasts a good sized rear garden with lawned area, sun patios and summer house. To the front the driveway provides ample off road parking which in turn leads to a detached garage. Further features of this delightful home include: feature fireplace to lounge, built-in wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High School and St Edwards RC/CoE Secondary.

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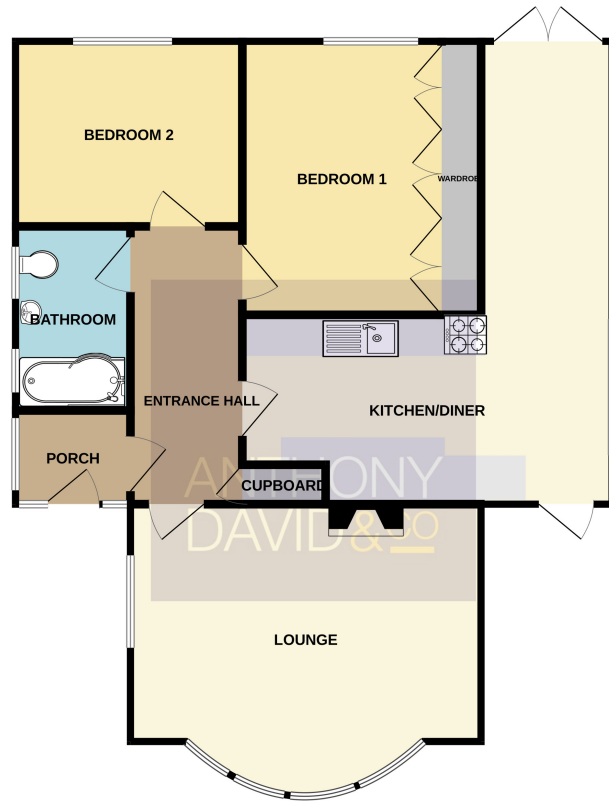
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



- Entrance Hall 13' 0" x 4' 7" (3.96m x 1.40m)
- Lounge 12' 4" x 10' 10" (3.76m x 3.30m) into bay
- Kitchen/Diner 23' 2" x 15' 2" (7.06m x 4.62m)
- Bedroom One 12' 5" x 10' 10" (3.78m x 3.30m)
- Bedroom Two 10' 4" x 8' 5" (3.15m x 2.57m)
- Bathroom 8' 4" x 5' 3" (2.54m x 1.60m)
- Garage Detached
- Garden Enclosed
- Driveway Ample off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		84	64
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.