



14 Churchfield Crescent, POOLE, Dorset BH15 2QS

£399,950 Freehold

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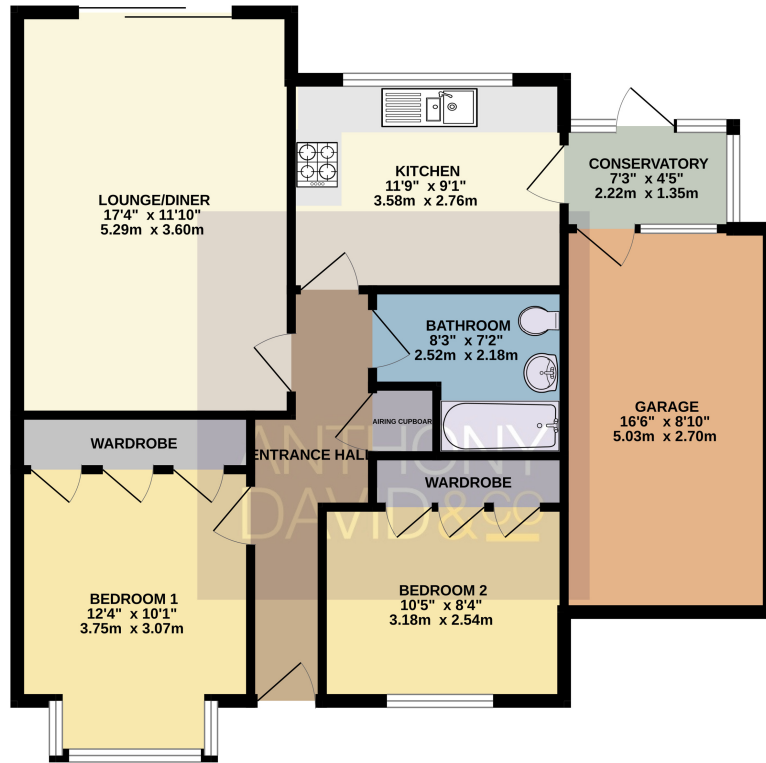
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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A charming two double bedroom detached bungalow set on this corner plot on this quiet cul-de-sac in Poole within walking distance to Poole Hospital. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This property would benefit from some cosmetic updating and internal viewing is highly advised to not only appreciate its superb location but also its full potential. The accommodation on offer comprises: 17' lounge, conservatory, kitchen/breakfast room and bathroom. Externally the property boasts a Southerly aspect courtyard style garden. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this characterful home include: feature fireplace to lounge, fitted wardrobes to both bedrooms, gas central heating and UPVC double glazing. Nearby Schools - St Marys Catholic Primary, Longfleet Primary and Poole High.

**ANTHONY  
DAVID & CO**

**GROUND FLOOR**  
859 sq.ft. (79.8 sq.m.) approx.



Entrance Hall Doors to

Lounge 17' 4" x 11' 10" (5.28m x 3.61m)

Kitchen/Breakfast Room 11' 9" x 9' 1" (3.58m x 2.77m)

Conservatory 7' 4" x 4' 5" (2.24m x 1.35m)

Bedroom One 12' 4" x 10' 1" (3.76m x 3.07m) into bay

Bedroom Two 10' 7" x 10' 0" (3.23m x 3.05m)

Bathroom 7' 11" x 6' 7" (2.41m x 2.01m) max

Garage 16' 6" x 8' 10" (5.03m x 2.69m)

Garden Southerly aspect

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA : 859 sq.ft. (79.8 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			
		86	64
<b>England, Scotland &amp; Wales</b>		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.