



199 House & Plot, Haymoor Road, Poole, Dorset BH15 3NT

£600,000 Freehold

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* HOUSE & PLOT * * HOME AND PROJECT/INCOME * IDEAL HMO * A substantial five bedroom detached house situated on this quiet road in Oakdale. This imposing property is in need of total modernisation and must be viewed to the 2400 sq ft of versatile living accommodation on offer, which comprises: Lower Ground floor; 33' reception room, master bedroom and en-suite. Ground Floor; 17' lounge with direct access to 32' sun terrace with roof top views, kitchen, bedroom 5 and bathroom. First Floor; bedrooms two, three, four and shower room. ** PLANNING HAS BEEN GRANTED FOR A THREE BEDROOM DETACHED HOUSE WITHIN THE GROUNDS ** Planning Number: APP/21/01410/F. Offered for sale with no forward chain.

ANTHONY
DAVID & CO

Entrance Porch 12' 7" x 3' 6" (3.84m x 1.07m)
 Reception Room 33' 0" x 17' 7" (10.06m x 5.36m)
 Master Bedroom 25' 3" x 14' 6" (7.70m x 4.42m)
 En-Suite 11' 2" x 7' 3" (3.40m x 2.21m)
 Separate W.C. 4' 11" x 2' 6" (1.50m x 0.76m)
 Landing 12' 1" x 11' 0" (3.68m x 3.35m)
 Lounge 17' 6" x 13' 5" (5.33m x 4.09m)
 Sun Terrace 32' 3" x 8' 8" (9.83m x 2.64m)
 Kitchen 14' 7" x 12' 0" (4.45m x 3.66m)
 Bedroom Five 14' 3" x 11' 0" (4.34m x 3.35m)
 Shower Room 10' 11" x 6' 10" (3.33m x 2.08m)
 First Floor Landing 11' 0" x 6' 9" (3.35m x 2.06m)
 Bedroom Two 17' 11" x 10' 5" (5.46m x 3.17m)
 Bedroom Three 14' 8" x 10' 6" (4.47m x 3.20m)
 Bedroom Four 14' 3" x 11' 0" (4.34m x 3.35m)
 Bathroom 11' 7" x 11' 6" (3.53m x 3.51m)
 Garden Enclosed
 Driveway Off road parking for numerous cars
 Council Tax Band F

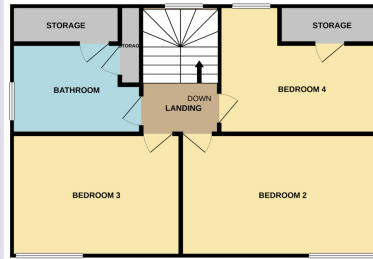
LOWER GROUND FLOOR
 980 sq.ft. (91.1 sq.m.) approx.



GROUND FLOOR
 740 sq.ft. (68.8 sq.m.) approx.



FIRST FLOOR
 694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 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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