

Devon Road, Oakdale, Poole, Dorset, BH15 3QQ



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD GUIDE PRICE £325,000 - £340,000

Fabulous project and first time to the market in 40 years! Offering an 80' rear garden and 40' front garden, along with garage and option for further parking. Set at the end of a cul de sac in Oakdale, this 3 bedroom semi detached home has a real charm. Dearly loved by the current owner, it has been a wonderful home to raise their family. The home has huge potential for modernising/extending (subject to planning) and has a ground floor cloakroom, modern kitchen with integrated appliances, recently fitted boiler, double glazing and gas central heating.

- 3 bedroom semi detached home set at the end of a cul de sac
- Right next to St Mary's Junior School, so an ideal family home
- Offering huge potential for modernising and extending
- Fabulous plot with an 80' rear garden and 40' front garden
- Driveway leading to a garage
- Modern kitchen fitted in a range of white units with work tops over and fitted with integrated double oven, electric hob and extractor, freestanding washing machine and fridge/freezer
- Ground floor modern cloakroom
- Generous lounge/dining room
- Replaced boiler in 2021, gas central heating and double glazing (some windows will need replacing)
- First time to the market in 40 years
- Number 29 has a right of way over the drive

Devon Road is a cul de sac in Oakdale, set off Hunt Road and number 31 is set right at the end by the entrance to St Mary's school. It is conveniently located within a mile of St Edwards School, Poole Hospital, Poole Park, the Town Centre and Quay. Ashley Cross and Lilliput are within one and a half miles. The beach and sea at Sandbanks and the marinas off Sandbanks Road, make it a lovely position for easy access to the local areas of natural beauty and coastline.

COUNCIL TAX BAND: C

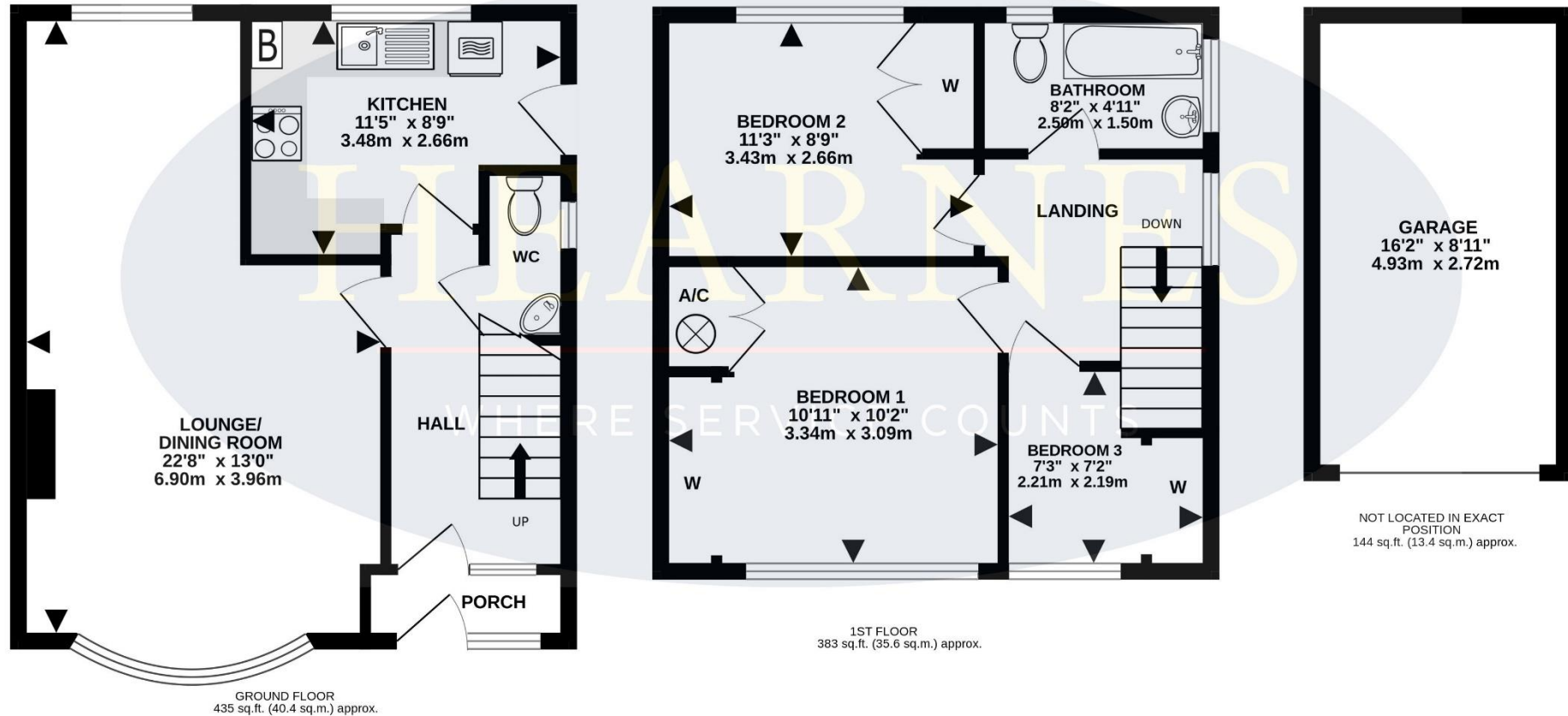
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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