



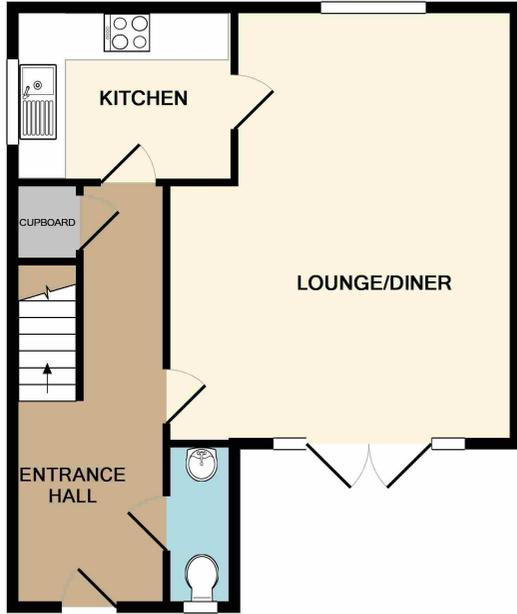
7 Wellow Gardens, Oakdale, Poole, Dorset BH15 3RP

£375,000 Freehold

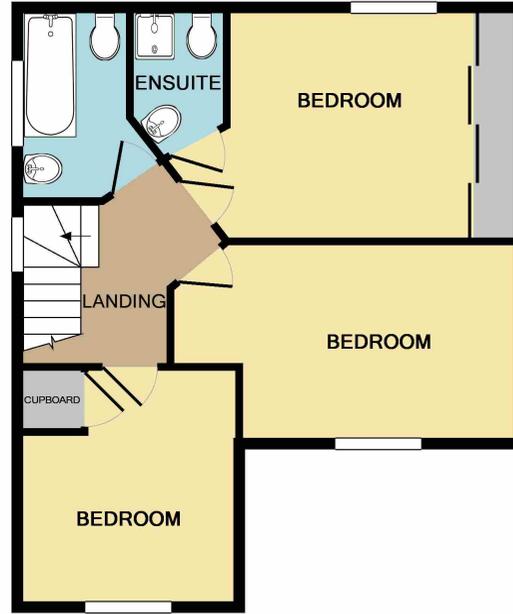
An stunning three double bedroom detached house situated in this private cul-de-sac set back from one of Oakdales key roads within close proximity of local parks, schools, shops and bus routes. This ideal family home was constructed to a high standard in 2006 by Linden Homes and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises: double aspect 18ft lounge/diner with double doors giving direct access to the garden, fitted kitchen, downstairs cloakroom, en-suite shower room and family bathroom, Externally the property boasts a low maintenance secluded garden having an upper sun patio with steps leading down to artificial lawned area and further patio. To the front there is one off road parking spaces in front of the detached garage with power and light. Further features include, oak veneered internal doors, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Marys Catholic Primary, St Edwards RC/CE Secondary and Poole High.

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ANTHONY  
DAVID & CO



GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hall 17' 4" x 6' 3" (5.28m x 1.91m) max  
Lounge/Diner 18' 6" x 14' 9" (5.64m x 4.50m) max  
Kitchen 9' 6" x 8' 4" (2.90m x 2.54m)

Downstairs W.C 7' 1" x 3' (2.16m x 0.91m)

Landing Doors to:

Master Bedroom 10' 8" x 9' 9" (3.25m x 2.97m)

En-Suite Shower 7' 3" x 4' 10" (2.21m x 1.47m)

Bedroom Two 14' 2" x 8' 7" (4.32m x 2.62m) max

Bedroom Three 10' 5" x 9' (3.18m x 2.74m) Max

Family Bathroom 7' 11" x 5' 4" (2.41m x 1.63m)

Garden Low Maintenance

Garage 18' 9" x 9' 10" (5.72m x 3.00m)

Council Tax Band D

Service Charge £120 per quarter for upkeep of the communal areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	74	
(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>		EU Directive 2002/91/EC	