



4 Wellow Gardens, Oakdale, POOLE, Dorset BH15 3RP

£415,000 Freehold

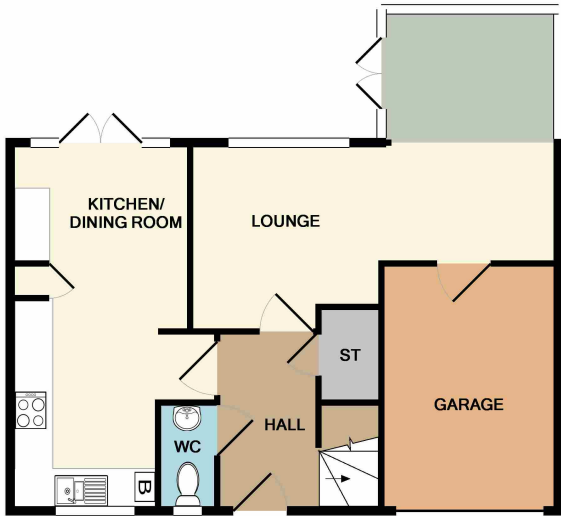
info@anthonydavid.co.uk

www.anthonydavid.co.uk

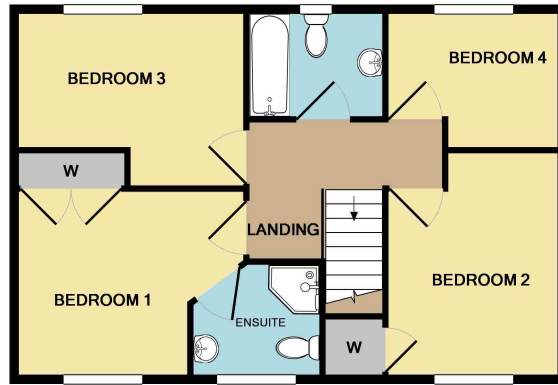
01202 677444

A fantastic four bedroom detached home ideally situated in the private road in Oakdale within close proximity of local schools, shops, bus routes and amenities. The property presents an ideal family home and internal viewing is advised to appreciate not only its private location but also the good sized accommodation on offer, which comprises: 20' kitchen/diner, conservatory, lounge, downstairs cloakroom, en-suite shower room and bathroom. Externally the property boasts a superb Westerly aspect garden with lawned area with step up to sun patio and decking ideal for sitting out in the summer months. To the front there is off road parking which in turn leads to an integral garage. Further features include: Over 1100 sq ft (including garage), hallway storage cupboard, fitted wardrobe to master bedroom, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, St Marys Catholic Primary, Oakdale Juniors Poole High and St Edwards RC/CE Secondary School.

**ANTHONY
DAVID & CO**



GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 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
Made with Metropix ©2016

Entrance Hall 9' 2" x 5' 4" (2.79m x 1.63m)

Downstairs W.C. 5' 4" x 2' 10" (1.63m x 0.86m)

Kitchen/Diner 20' 1" x 9' 5" (6.12m x 2.87m)

Lounge including Conservatory 19' 4" x 15' 1" (5.89m x 4.60m) max (L-Shaped)

Bedroom One 10' 11" x 9' 11" (3.33m x 3.02m)

En-Suite Shower 6' 10" x 6' 4" (2.08m x 1.93m)

Bedroom Two 12' 1" x 9' 3" (3.68m x 2.82m) max

Bedroom Three 11' 11" x 9' 3" (3.63m x 2.82m) max

Bedroom Four 9' 2" x 7' 3" (2.79m x 2.21m)

Bathroom 7' 2" x 5' 10" (2.18m x 1.78m)

Integral Garage 13' 10" x 8' 6" (4.22m x 2.59m)

Garden Westerly aspect

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.