




27 Mellstock Road, Oakdale, Poole, Dorset BH15 3DN

GUIDE PRICE £425,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A three double bedroom detached bungalow situated in this popular residential road in the heart of Oakdale close to local shops, amenities, schools and parks. This well-loved property has been extended by the current owners and internal viewing is highly advised to appreciate the accommodation on offer which exceeds 1200 sq ft and comprises: 24' lounge/diner area, contemporary kitchen, three double bedrooms, en-suite to bedroom one and stylish four piece bathroom suite. Externally, the property boasts a manageable rear garden, mostly laid to lawn with block-paved sun patio and shed. To the front, there is a well-presented front garden with block-paved driveway which in turn leads to the integral garage. Further features of this neat and tidy property include built-in wardrobes to bedrooms one and three, feature bay windows, side access, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

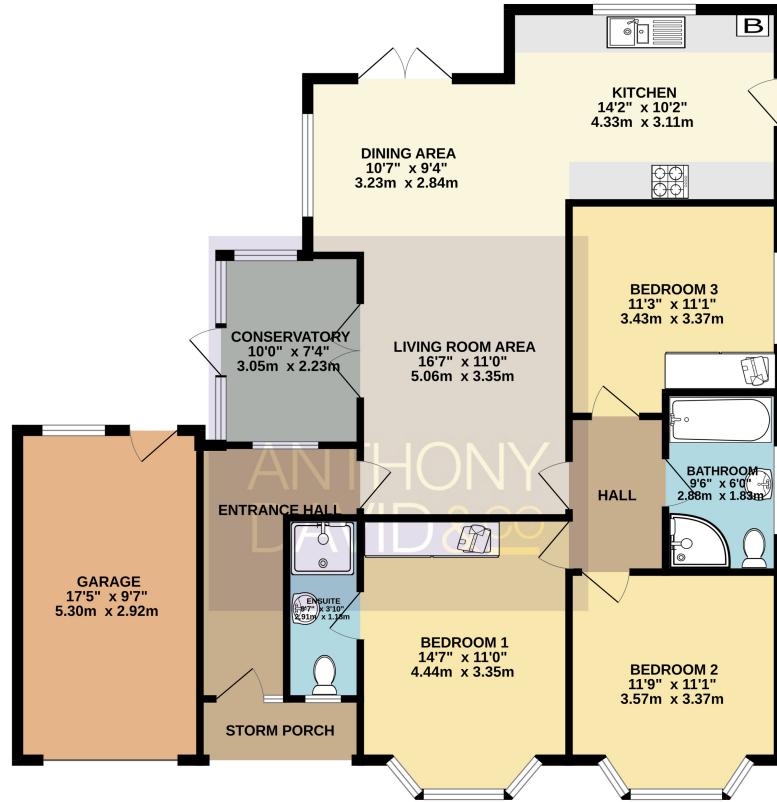
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444 

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.3 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.  
Made with Metropix ©2023



Porch

Entrance Hall Doors to

Living Room Area 16' 7" x 11' 0" (5.05m x 3.35m)

Dining Area 10' 7" x 9' 4" (3.23m x 2.84m)

Kitchen 14' 2" x 10' 2" (4.32m x 3.10m)

Conservatory 10' 0" x 7' 4" (3.05m x 2.24m)

Bedroom One 14' 7" x 11' 0" (4.45m x 3.35m)

En-Suite 9' 7" x 3' 10" (2.92m x 1.17m)

Bedroom Two 11' 9" x 11' 1" (3.58m x 3.38m)

Bedroom Three 11' 3" x 11' 1" (3.43m x 3.38m)

Bathroom 9' 6" x 6' 0" (2.90m x 1.83m)

Garage 17' 5" x 9' 7" (5.31m x 2.92m)

Garden Enclosed

Driveway Off-Road Parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<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			
<b>England, Scotland &amp; Wales</b>		79	61
EU Directive 2002/91/EC			

Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.