

**Tatnam Road, Poole,  
Dorset, BH15 3DP**



**HEARNES**

WHERE SERVICE COUNTS

# Tatnam Road, Poole, Dorset, BH15 3DP

## FREEHOLD PRICE £315,000

A well presented, modern two double bedroom, two bathroom (one en-suite) end of terrace house situated in a private development built in 2011 with covered off road parking, Mitsubishi Ecodan air source heating and landscaped rear garden. The property is ideally located within a mile of Poole Town Centre and train station. Tucked away from the main road, this well thought out development has three houses and one coach house with five parking spaces, four of which are undercover on a first come first served basis. Further offering a ground floor cloakroom, kitchen/breakfast room with integrated appliances and double glazing. The rear garden is a real feature with a deck area for dining and steps down to a fully enclosed garden, which enjoys the sun throughout the day.

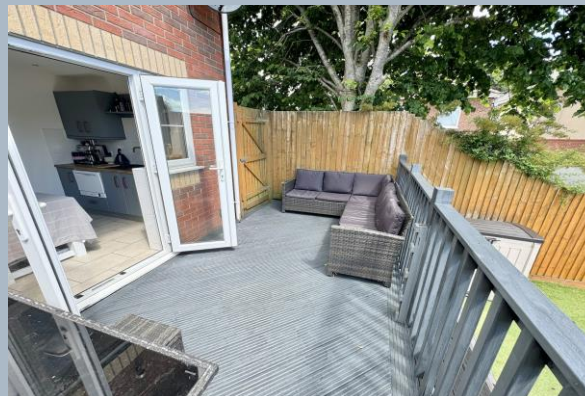
- Attractive low maintenance 2 bedroom end of terrace home, being one of 3 in this development built in 2011
- Well presented throughout
- Ensuite shower room to the master bedroom, family bathroom and downstairs cloakroom
- Kitchen/breakfast room, with a range of integrated appliances including a Neff built oven, ceramic hob, chimney style hood, washing machine, small dishwasher and fridge/freezer. This room has space for a table and double doors which open onto the southerly facing decked area and garden.
- Mitsubishi Ecodan air source heat pump serving the central heating system with underfloor heating downstairs and radiators upstairs. We are advised that the air source heat pump works by taking energy available in the air, even if it is cold, upgrading it using a small amount of electricity and using it to produce hot water; this is then used to heat your home (via radiators) and deliver hot water to your showers, baths and sinks. The system should not only save you money on your heating bill but also save carbon released into the environment.
- Double glazing
- Good sized rear deck measuring 17'5 x 8'4 and set off the kitchen which is ideal for outside dining and overlooks a landscaped low maintenance garden with artificial grass, central fire pit and enclosed by timber fencing
- Communal parking with 4 spaces under cover and one on the driveway

Maintenance: £240 per year to include insurance and maintenance

Set in a very convenient location being within a mile of Poole Town Centre with its train station, shops and amenities. Poole Quay and with the historical town is a little further on and Poole Park is within a mile, with a popular boating lake with a cafe and a restaurant situated around the waterside. and offers an enjoyable family day out with many leisure amenities.

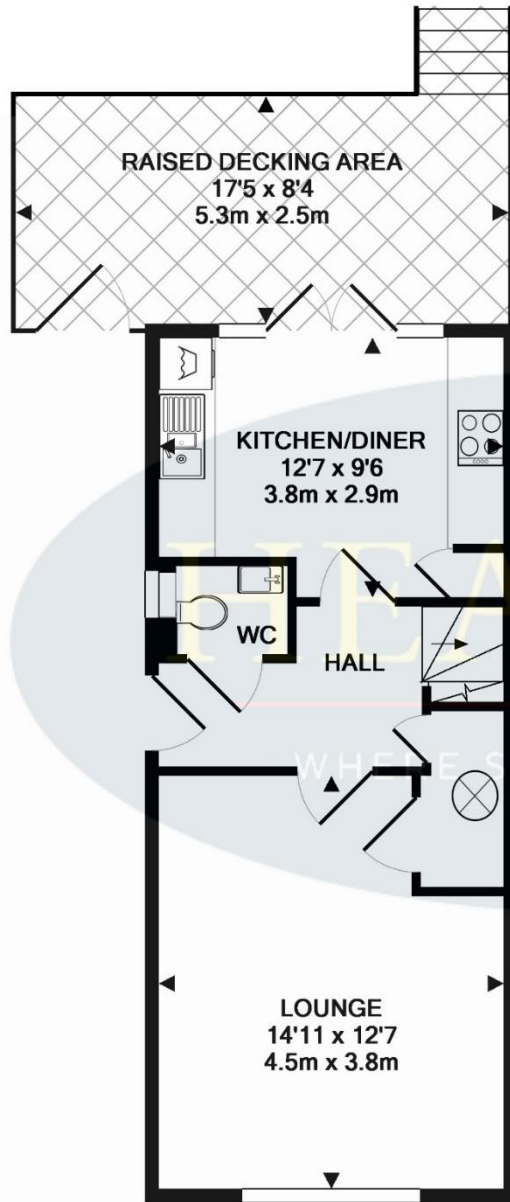
**COUNCIL TAX BAND: C**

**EPC RATE: C**



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





GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 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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1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)





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