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£1,500 pcm

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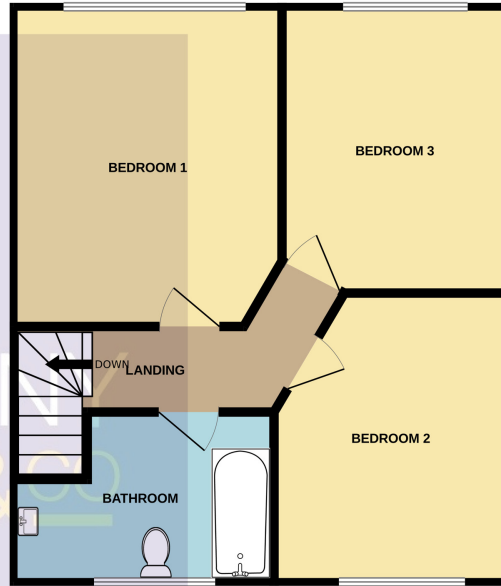
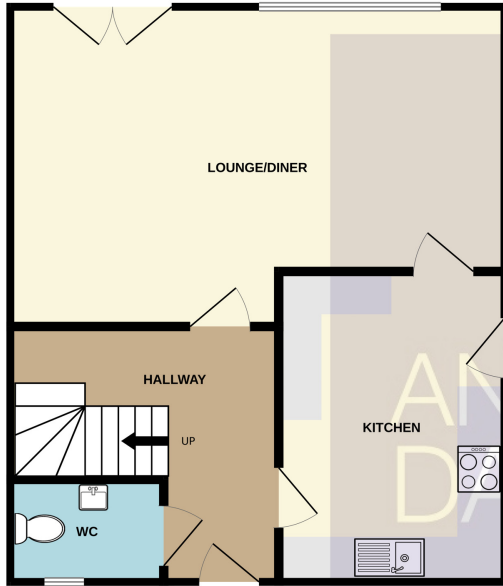
01202 677444

**** UNFURNISHED ** AVAILABLE NOW **** A fantastic three double bedroom detached house ideally situated in this sought after cul-de-sac in Oakdale within close proximity to schools, parks and central bus routes. Aldi and Tesco Extra are also just a short distance away. This ideal family home offers spacious living throughout and internal viewing is highly advised to not only appreciate its desirable location but also the circa 1000 sq ft of accommodation on offer, which comprises: 20' lounge/diner with direct garden access, stylish kitchen, downstairs cloakroom and modern bathroom. Externally the property boasts a good sized garden with sun patio, lawned area and side access to the front which leads to the driveway providing off road parking for two cars. Further features include: New carpets, recently redecorated, solar panels (reducing energy used in the daylight hours), garden shed, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



Entrance Hall 10' 5" x 7' 8" (3.17m x 2.34m) max
 Lounge/Diner 20' 7" x 13' 4" (6.27m x 4.06m) max
 Kitchen 12' 11" x 9' 5" (3.94m x 2.87m)
 Downstairs Cloakroom 6' 5" x 4' 0" (1.96m x 1.22m)
 Landing Doors to
 Bedroom One 13' 4" x 11' 0" (4.06m x 3.35m)
 Bedroom One 13' 4" x 11' 0" (4.06m x 3.35m)
 Bedroom Two 12' 0" x 9' 7" (3.66m x 2.92m)
 Bedroom Three 11' 10" x 9' 2" (3.61m x 2.80m)
 Bathroom 10' 5" x 7' 1" (3.17m x 2.16m) max
 Garden Enclosed
 Driveway Off road parking x 2
 Council Tax Band D

TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	88
(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.