



4 Durrell Way, Poole, Dorset BH15 1YN

£1,750 pcm

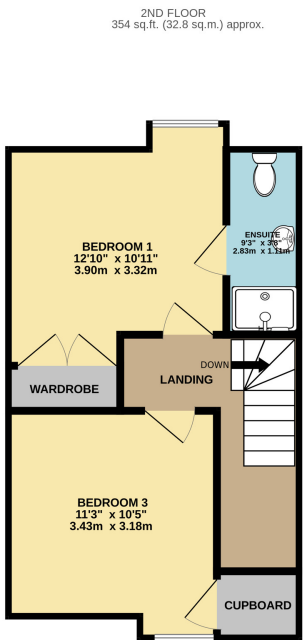
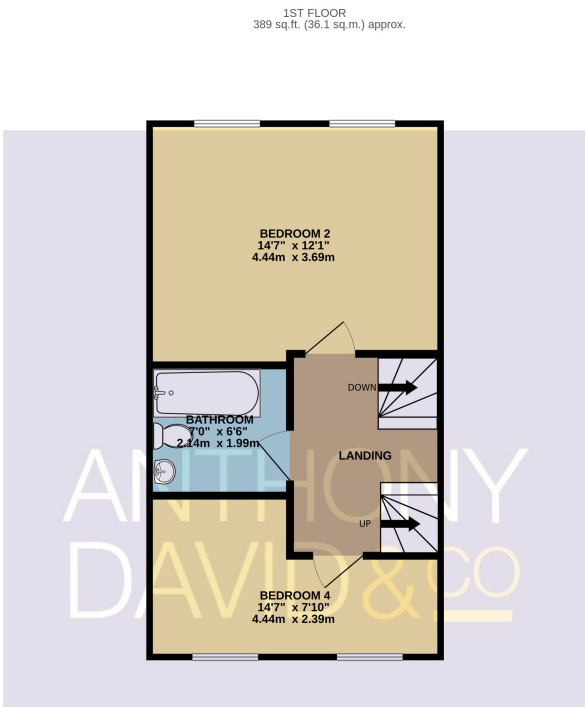
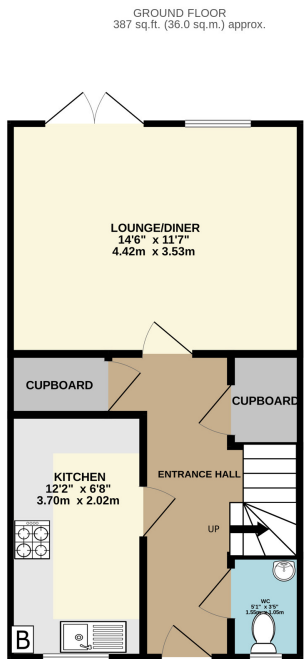
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A modern four bedroom town house ideally situated in Poole Quarter a short stroll away from the scenic Baiter Park and Poole Quay. Poole Town centre with its array of shopping facilities, eateries and central transport links is also a level walk away. Viewing is highly advised to appreciate it's fantastic and central location. Being set over three floors the accommodation on offer comprises: GROUND FLOOR; fitted kitchen, lounge/diner, downstairs cloakroom and two storage cupboards. FIRST FLOOR; double bedroom/second reception, single bedroom and bathroom. SECOND FLOOR; two double bedrooms and en-suite shower room. Externally the property has a charming South Westerly aspect courtyard style garden with artificial lawned area and sun patio with path leading to rear access. Further features of this versatile home include: allocated parking, fitted wardrobes to bedrooms one and two, garden shed, gas central heating and UPVC double glazing. AVAILABLE NOW, minimum required earnings £52,500 p/a

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1130 sq.ft. (104.9 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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- Entrance Hall Doors to
- Lounge/Diner 4.42m x 3.53m (14' 6" x 11' 7")
- Kitchen 3.70m x 2.02m (12' 2" x 6' 8")
- Downstairs Cloakroom 1.55m x 1.05m (5' 1" x 3' 5")
- First Floor Landing Doors to
- Bedroom Two/Reception Two 4.44m x 3.69m (14' 7" x 12' 1")
- Bedroom Four 4.44m x 2.39m (14' 7" x 7' 10") max
- Bathroom 2.14m x 1.99m (7' 0" x 6' 6")
- Second Floor Landing Doors to
- Bedroom One 3.25m x 3.18m (10' 8" x 10' 5")
- En-Suite Shower Room 2.83m x 1.11m (9' 3" x 3' 8")
- Bedroom Three 3.43m x 3.18m (11' 3" x 10' 5")
- Garden South Westerly aspect
- Parking Allocated
- Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(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.