



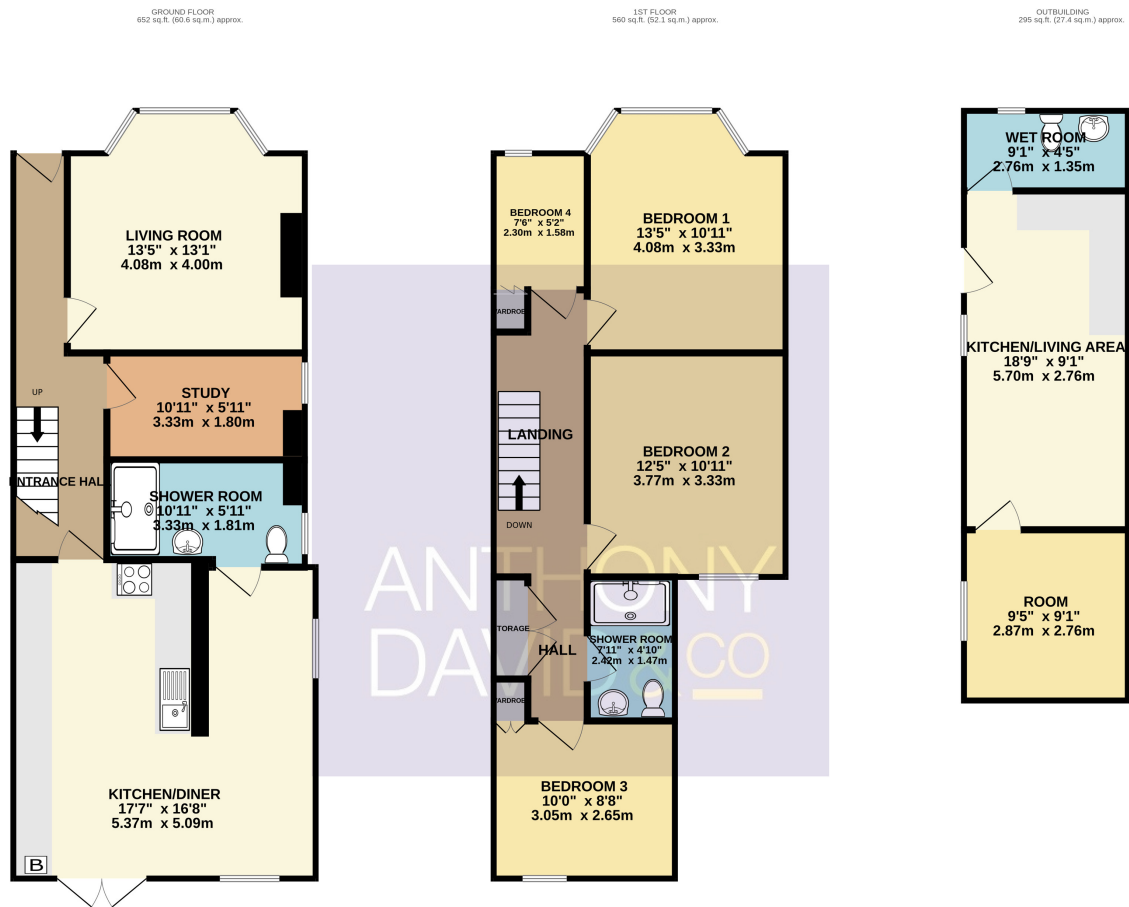
31 Tatnam Road, POOLE, Dorset BH15 2DW

£399,950 Freehold

**** NO FORWARD CHAIN **** A substantial four bedroom semi detached house situated on this residential road on the fringes of Poole and Oakdale within close proximity of local shops, amenities schools and bus routes. Poole Hospital and Poole Town centre with its array of shopping facilities are also on your doorstep. This versatile home would benefit from some cosmetic updating and offering over 1500 sq ft (including outbuilding) of living space internal viewing is imperative to not only appreciate its full potential but also the accommodation on offer, which comprises: living room, 17' kitchen/diner, study, downstairs shower room, three double bedrooms, one single bedroom and family bathroom. EXternally the property boasts a sizable paved South Westerly aspect garden housing an outbuilding with wet room, living space and further room. To the front the driveway provides off road parking for two cars. Further features include: ample storage, boarded loft, gas central heating and UPVC double glazing. Nearby Schools- Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards Rc/CoE Secondary.

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TOTAL FLOOR AREA: 1507 sq.ft. (140.0 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

Living Room 13' 5" x 13' 1" (4.09m x 3.99m)

Kitchen/Diner 17' 7" x 16' 8" (5.36m x 5.08m)

Study 10' 11" x 5' 11" (3.33m x 1.80m)

Shower Room 10' 11" x 5' 11" (3.33m x 1.80m)

Landing Doors to

Bedroom One 13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Two 12' 5" x 10' 11" (3.78m x 3.33m)

Bedroom Three 10' 0" x 8' 8" (3.05m x 2.64m)

Bedroom Four 7' 6" x 5' 2" (2.29m x 1.57m)

Shower Room 7' 11" x 4' 10" (2.41m x 1.47m)

Outbuilding Kitchen/Living Room 18' 9" x 9' 1" (5.71m x 2.77m)

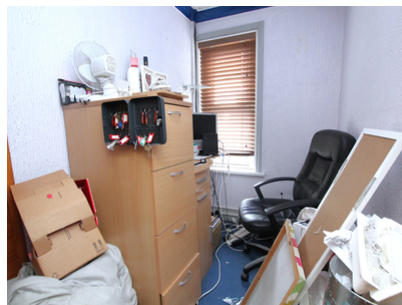
Outbuilding Room 9' 5" x 9' 1" (2.87m x 2.77m)

Outbuilding Wet Room 9' 1" x 4' 5" (2.77m x 1.35m)

Garden South Westerly aspect

Driveway Off road parking x 2

Council Tax Band C



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.