



14 Somerby Road, Oakdale, POOLE, Dorset BH15 3RH

£399,950 Freehold

A superb three/four bedroom detached bungalow on this popular residential road in the heart of Oakdale within walking distance of many local shops, schools and amenities. This spacious family home could benefit from some gentle cosmetic attention and offers versatile accommodation throughout including 15' living room, kitchen, 12' master bedroom and bedroom 4 doubling as a dining room with double doors out to the garden. Externally, this lovely home boasts an extensive east facing garden mostly laid to lawn with further decked area, storage, and a sun patio seating area perfect for al fresco dining in the evening sun. To the front of the property is a spacious driveway presenting off-road parking for several vehicles. Further features of this wonderful property include a walk-in wardrobe to bedroom one, side access to the rear, storage cupboard to lounge, gas central heating and UPVC double glazing. Nearby Schools - First Steps, Longfleet Primary, Stanley Green Infants, St. Mary's Catholic Primary, Oakdale Juniors, Poole High School, St Edwards RC & CofE School.

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

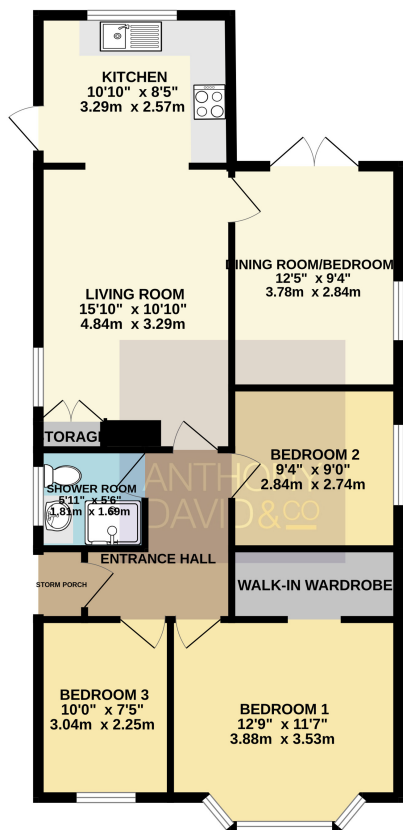
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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 52023



Entrance Hall Doors to

Living Room 15' 10" x 10' 10" (4.83m x 3.30m)

Kitchen 10' 10" x 8' 5" (3.30m x 2.57m)

Dining Room/Bedroom Four 12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom One 12' 9" x 11' 7" (3.89m x 3.53m)

Bedroom Two 9' 4" x 9' 0" (2.84m x 2.74m)

Bedroom Three 10' 0" x 7' 5" (3.05m x 2.26m)

Shower Room 5' 11" x 5' 6" (1.80m x 1.68m)

Garden Extensive East Facing

Driveway Off Road Parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	68
(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>		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.