



62 Tatnam Road, Poole, Dorset BH15 2DS

Guide Price £350,000 Freehold

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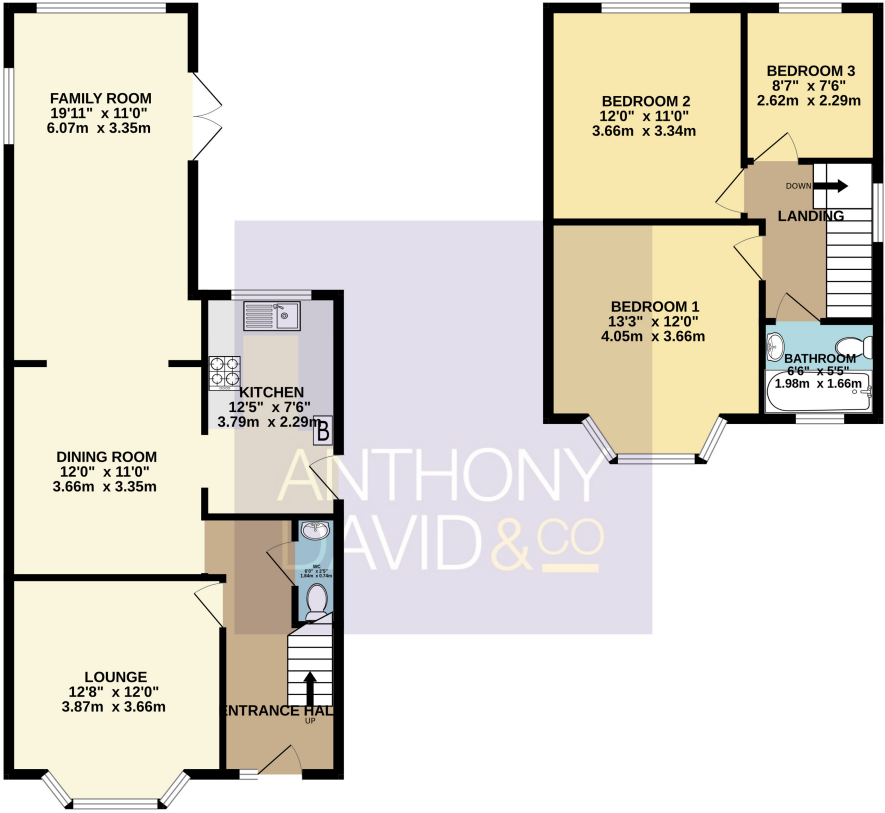
**\*\* GUIDE PRICE £35,000 - £375,000 \*\* NO FORWARD CHAIN \*\*** A sizable three bedroom detached house situated on this popular residential road on the fringes of Poole and Oakdale within close proximity of local shops, amenities schools and bus routes. Poole Town centre with its array of shopping facilities and amenities are also close by. The property is in need of cosmetic updating and viewing is a must to not only appreciate its full potential but also the 1100 sq ft of accommodation on offer, which comprises: lounge, dining room, kitchen, family room, downstairs cloakroom, two double bedrooms, one single bedroom and family bathroom. Externally the property has a low maintenance enclosed garden with patio and shingled areas. To the front the driveway provides off road parking. Further features of this DIY delight include: gas central heating and UPVC double glazing. Nearby Schools- Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards Rc/CoE Secondary.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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 12' 8" x 12' 0" (3.86m x 3.66m)

Dining Room 12' 0" x 11' 0" (3.66m x 3.35m)

Kitchen 12' 5" x 7' 6" (3.78m x 2.29m)

Family Room 19' 11" x 11' 0" (6.07m x 3.35m)

Downstairs Cloakroom 6' 0" x 2' 5" (1.83m x 0.74m)

Landing Doors to

Bedroom One 13' 3" x 12' 0" (4.04m x 3.66m)

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three 8' 7" x 7' 6" (2.62m x 2.29m)

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

Garden Low maintenance

Driveway Off road parking

Council Tax Band D

