



36 Tabitha Close, Hamworthy, Poole, Dorset BH15 4FT

£350,000 Freehold

** GUIDE PRICE £350,000 - £360,000 **A superb three bedroom semi detached home ideally situated a short distance away from Hamworthy beach and park. Central bus routes, shops and amenities are also close to hand. This immaculate home was built by renowned builders Barrett Homes in 2020 and offers contemporary living throughout. The accommodation on offer comprises: Double aspect lounge, stylish kitchen/diner, downstairs cloakroom, en-suite shower room and modern bathroom. Externally the property boasts a Westerly aspect garden being mainly laid to lawn with paved pathway. To the front there are two allocated parking spaces. Further features of this bright and sunny home include: remainder of NHBC guarantee, integrated appliances to kitchen, fitted wardrobe and UPVC double glazing. Internal viewing is highly advised. Nearby Schools - Hamworthy Junior and Middle, Lytchett Minster and Poole High School.

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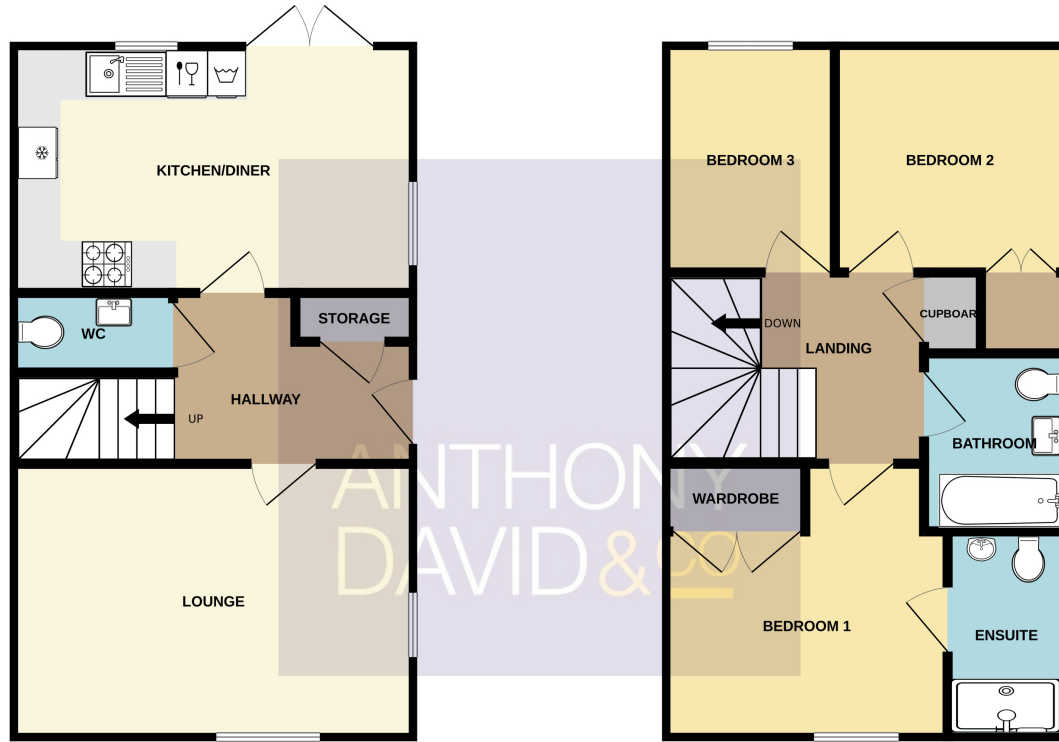
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**ANTHONY
DAVID & CO**

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 15' 6" x 10' 7" (4.72m x 3.23m)
- Kitchen/Diner 15' 6" x 9' 7" (4.72m x 2.92m)
- Downstairs Cloakroom 6' 2" x 3' 1" (1.88m x 0.94m)
- Landing Doors to
- Bedroom One 10' 10" x 10' 7" (3.30m x 3.23m)
- En-Suite Shower 7' 7" x 4' 7" (2.31m x 1.40m)
- Bedroom Two 11' 10" x 8' 9" (3.61m x 2.67m)
- Bedroom Three 8' 10" x 6' 5" (2.69m x 1.96m)
- Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)
- Garden Westerly aspect
- Parking Two allocated spaces
- Council Tax Band E
- Maintenance £250 per annum

TOTAL FLOOR AREA : 832 sq.ft. (77.3 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		95
(81-91)	B	84	
(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.