

14 Wellow Gardens, Oakdale, Poole, Dorset BH15 3RP

£375,000 Freehold

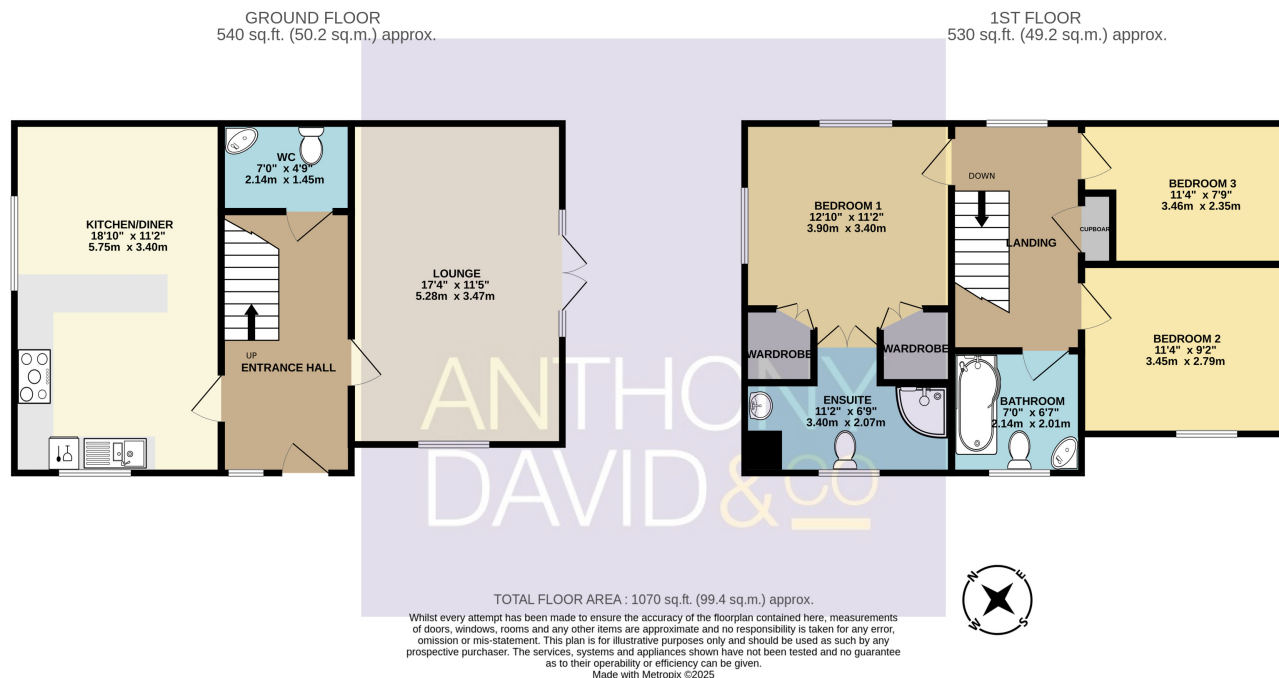
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

A fantastic three double bedroom detached home ideally situated in the private road in Oakdale within close proximity of local schools, shops, bus routes and amenities. The property presents an ideal family home and internal viewing is advised to appreciate not only its private location but also the good sized accommodation on offer, which comprises; 18' kitchen/diner, downstairs cloakroom, 17' lounge with direct garden access, en-suite shower room and family bathroom. Externally the property has a charming rear garden with sun patio with feature steps to a lawned area. To the front there is off road parking and a detached garage with power and light. Further features of this ideal family home include; some integrated appliances and wine fridge to kitchen, built-in wardrobes to master bedroom, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Marys Catholic Primary, St Edwards RC/CE Secondary and Poole High.

**ANTHONY
DAVID & CO**



Entrance Hall 3.77m x 2.14m (12' 4" x 7' 0")

Lounge 5.28m x 3.47m (17' 4" x 11' 5")

Kitchen/Diner 5.75m x 3.40m (18' 10" x 11' 2")

Downstairs Cloakroom 2.14m x 1.45m (7' 0" x 4' 9")

Landing 3.77m x 2.14m (12' 4" x 7' 0")

Bedroom One 3.90m x 3.40m (12' 10" x 11' 2")

En-Suite Shower Room 2.70m x 2.01m (8' 10" x 6' 7")

Bedroom Two 3.45m x 2.79m (11' 4" x 9' 2")

Bedroom Three 3.46m x 2.35m (11' 4" x 7' 9")

Bathroom 2.14m x 2.01m (7' 0" x 6' 7")

Garden Enclosed

Garage Detached

Driveway Off road parking

Council Tax Band D



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