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**HEARNES**

WHERE SERVICE COUNTS

**Tatnam Road, Poole,  
Dorset BH15 2DR**

# Tatnam Road, Poole, Dorset, BH15 2DR

## FREEHOLD PRICE £475,000

Set half a mile of Poole Town Centre, is this 3 bedroom detached bungalow with parking for 5 cars, detached garage and 80' very private rear garden. The owners have updated the home to include a new kitchen, new bathroom, new radiators, skimming of most ceilings, redecoration and flooring. The home is very well presented and further offers a ladder to a loft room, separate utility room, office/hobby room in the garden, gas central heating and double glazing.

- Rarely available 3 bedroom bungalow set half a mile from the Poole Town Centre
- Well presented inside and has been updated by the present owners
- Lovely dual aspect kitchen/dining room with white handleless kitchen units and matching sideboard with work tops over and fitted with Rangemaster, extractor, space for fridge/freezer, feature wood panelled wall and door to utility room
- Utility room with space and plumbing for washing machine and tumble dryer
- Generous lounge with doors out to the garden
- Bedroom with ensuite cloakroom
- Beautiful, fully tiled 4 piece bathroom having a double shower, bath, wc and wash basin
- Wood effect flooring throughout the accommodation
- Loft ladder with fully boarded and carpeted loft space with side window, providing excellent storage space
- Gas central heating and double glazing
- Newly laid driveway with parking for 5 cars
- Single garage with opening doors to both the front and rear
- Delightful 80' rear garden with outside patio, large lawn area and enclosed by hedging making it extremely private. Area to the side with further storage shed and rear access to the garage
- Summer house/office, which is currently used as a hobbies room with power and light

Set on Tatnam Road, with Poole Town Centre half a mile away and the local Co Op 50 yards away. This location is extremely convenient to the Quay, Poole Park, Train/bus station and local schools.

COUNCIL TAX BAND:C

EPC RATE: D

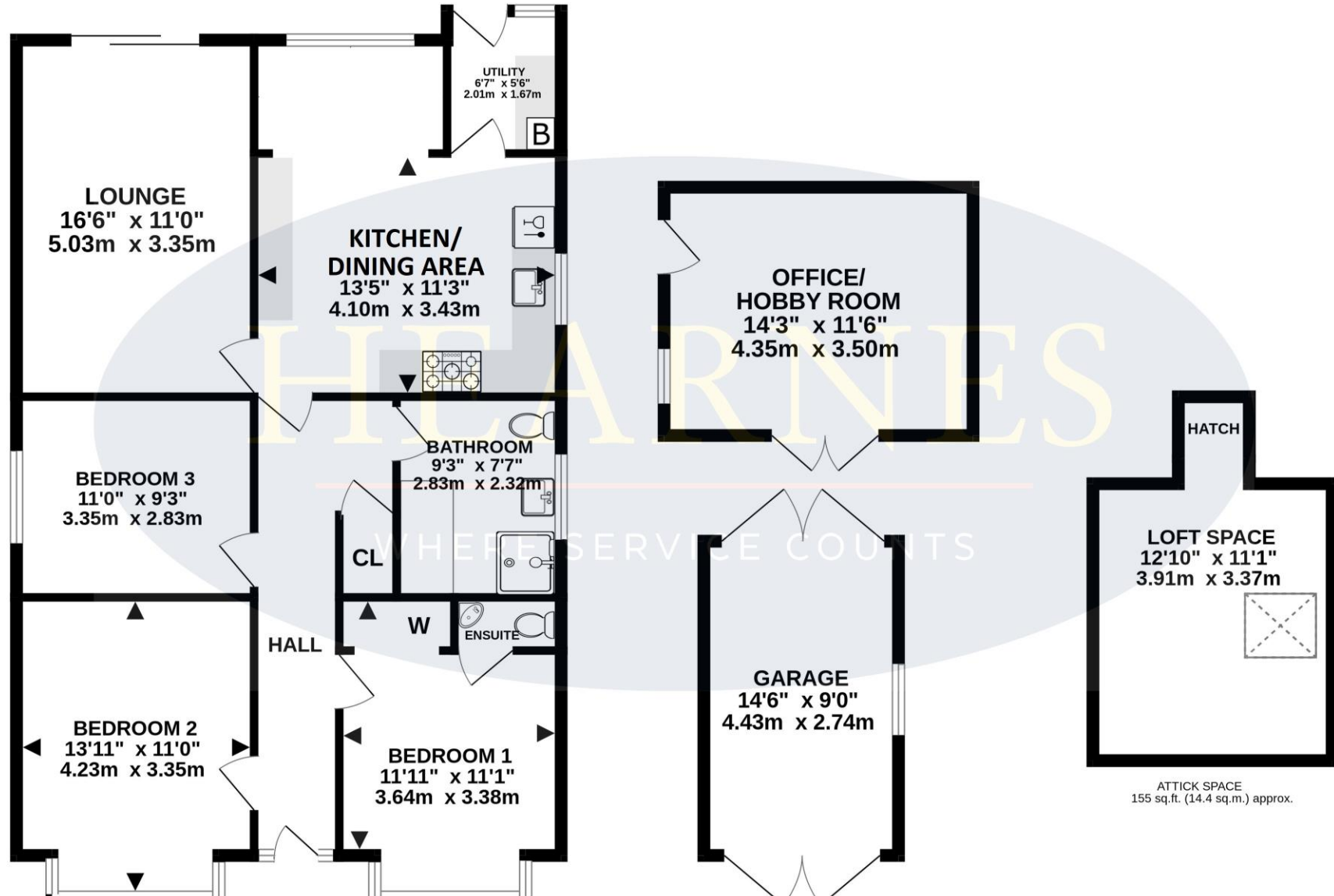
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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