



67 Old Farm Road, Poole, Dorset BH15 3LL

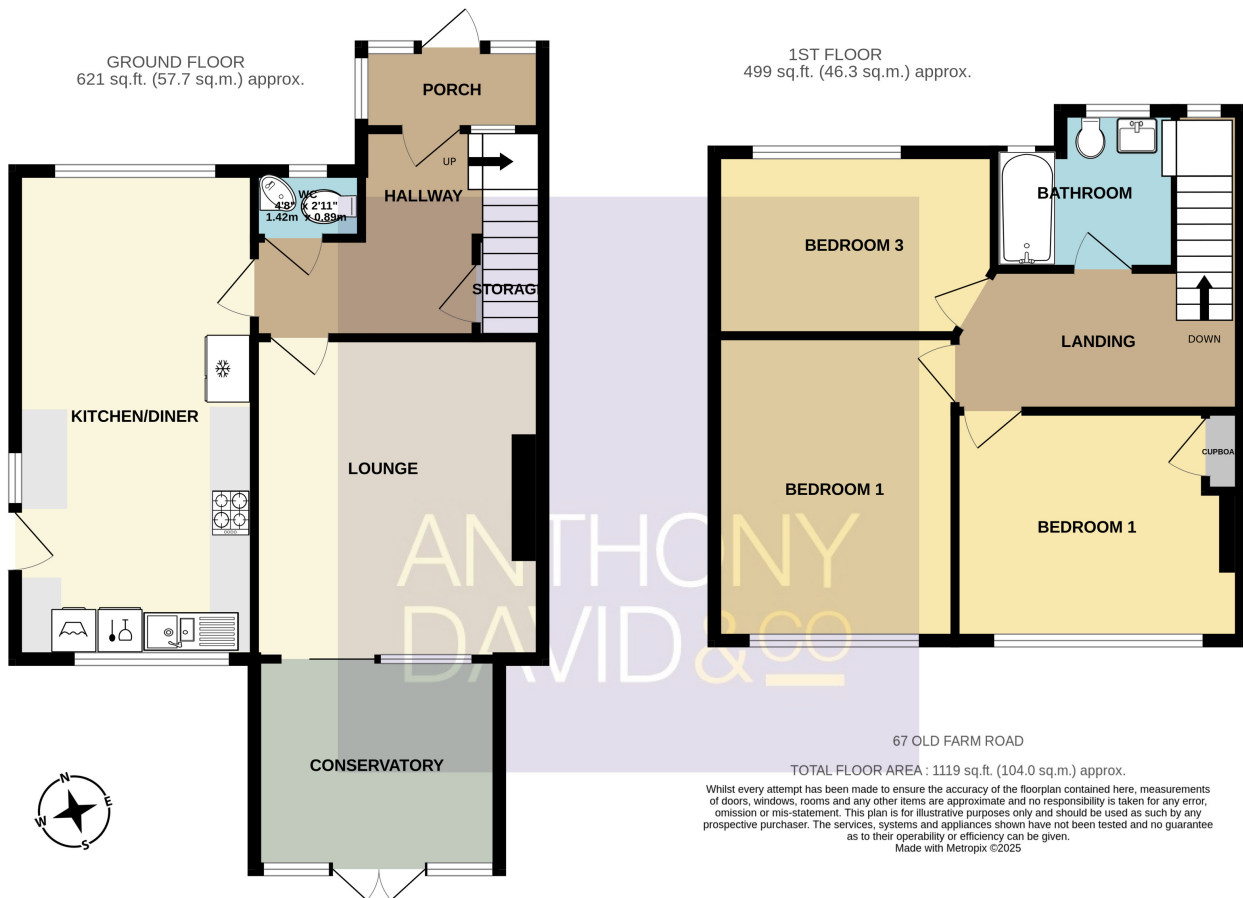
£1,650 pcm

This thoughtfully updated three-bedroom semi-detached property combines modern comfort with practical living. The front entrance opens to a welcoming hallway leading to a cosy, neutrally-decorated lounge—ideal for relaxing evenings. The heart of the home is the stylish kitchen-diner, featuring sleek black tile splashbacks, integrated appliances, and ample space for family meals and entertaining. Adjacent is a light-filled conservatory that overlooks the generous South-Facing garden—perfect for al fresco dining, morning coffee, and soaking up the sun. For practicality, there's a convenient downstairs cloakroom. Upstairs, three good-sized double bedrooms offer flexibility for families, home offices, or guest stays. A well-appointed, fully tiled bathroom completes the upper floor with a bathtub and overhead shower. Externally, the property includes off-street parking at the front and a delightful private garden to the rear. The south-facing aspect ensures excellent natural light all day long. With fresh redecoration throughout, this home presents in superb, move-in ready condition. • • Minimum household income: £49,500 pa • • Available: Immediately • • Minimum household income: £49,500

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)  
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)  
 01202 677444

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- Entrance Hallway 3.82m x 2.76m (12' 6" x 9' 1") max
- Lounge 4.26m x 3.82m (14' 0" x 12' 6")
- Kitchen/Diner 6.47m x 3.17m (21' 3" x 10' 5")
- Cloakroom 1.3m x 0.92m (4' 3" x 3' 0")
- Conservatory 3.06m x 2.82m (10' 0" x 9' 3")
- First Floor Landing 3.84m x 1.86m (12' 7" x 6' 1")
- Bedroom One 4.04m x 3.2m (13' 3" x 10' 6")
- Bedroom Two 3.84m x 3.05m (12' 7" x 10' 0")
- Bedroom Three 3.74m x 2.44m (12' 3" x 8' 0")
- Bathroom 2.4m x 2.1m (7' 10" x 6' 11")
- Garden Southerly Aspect
- Council Tax Band C

67 OLD FARM ROAD

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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+)	70	82		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	70	82		
D				
(39-54)				
E				
(21-38)	70	82		
F				
(1-20)	70	82		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				