



90 Pound Lane, Oakdale, POOLE, Dorset BH15 3RS

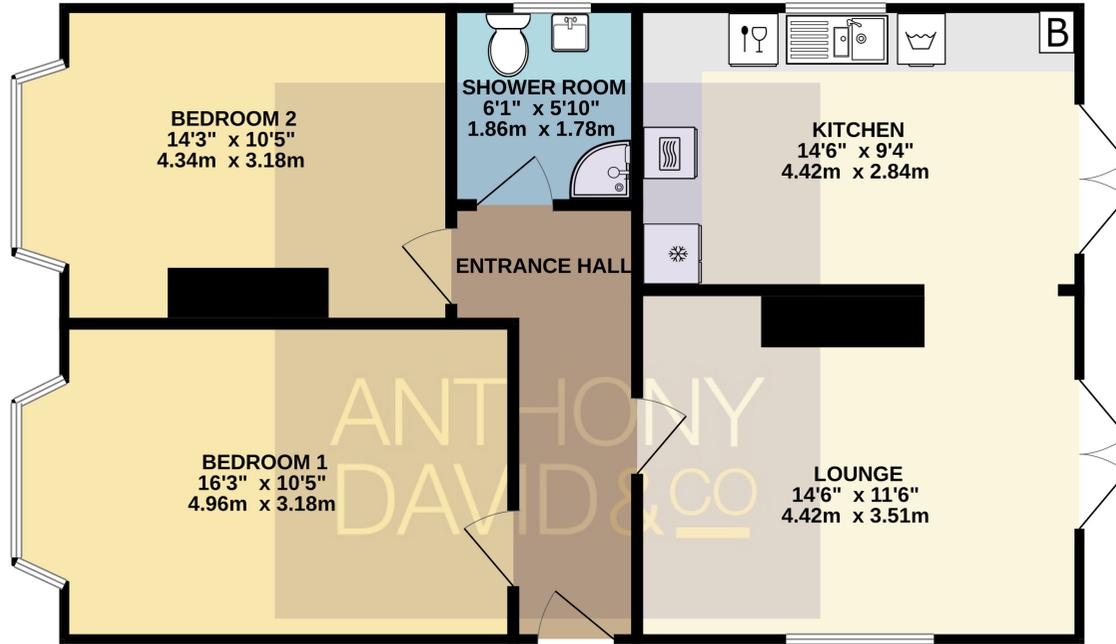
£1,500 pcm

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**\*\* AVAILBLE NOW \*\*** A superb two double bedroom detached bungalow ideally situated in one of Oakdale's premier roads a short distance away from local shops, amenities and schools. This delightful bungalow offers modern living throughout and viewing is a must to appreciate not only its fantastic location but also the accommodation on offer, which comprises: lounge with direct garden access, fitted kitchen also with garden access and shower room. Externally the property boasts a low maintenance garden with lawned area and a sun patio. To the front the driveway provides off road parking for two cars. Further features include; some integrated appliances, gas central heating and UPVC double glazing. Minimum combined earnings £45,000 P/M. UNFURNISHED & LONG LET

**ANTHONY  
DAVID & CO**

**GROUND FLOOR**  
695 sq.ft. (64.6 sq.m.) approx.



Entrance Hall Doors to

Lounge 14' 6" x 11' 6" (4.42m x 3.51m)

Kitchen 14' 6" x 9' 4" (4.42m x 2.84m)

Bedroom One 16' 3" x 10' 5" (4.95m x 3.17m)

Bedroom Two 14' 3" x 10' 5" (4.34m x 3.17m)

Shower Room 6' 1" x 5' 10" (1.85m x 1.78m)

Garden Enclosed

Driveway Off road parking x 2

Council Tax Band C

TOTAL FLOOR AREA: 695 sq.ft. (64.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.