



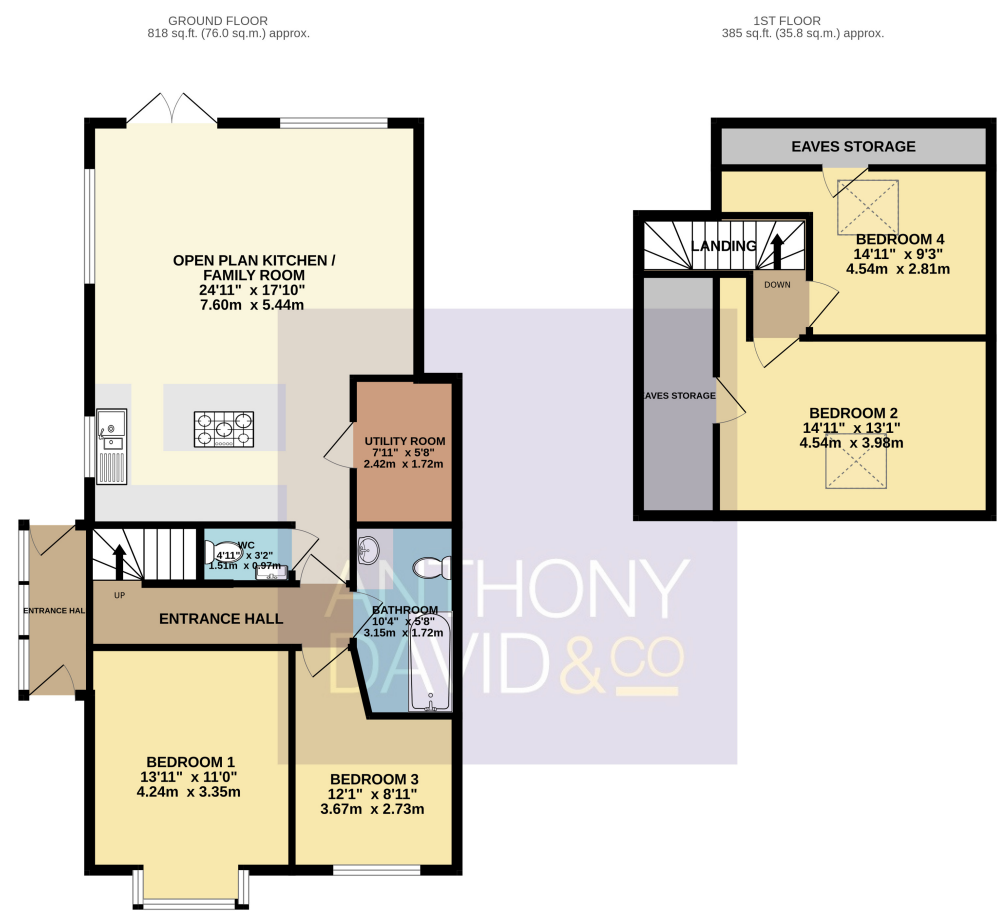
5 Devon Road, Oakdale, Poole, Dorset BH15 3QQ

£399,950 Freehold

A deceptively spacious four double bedroom semi detached chalet style house conveniently situated on this rarely available cul-de-sac in Oakdale within close proximity to local shops, schools and central bus routes. Poole Hospital and Poole Park with its eateries, boating lake and tennis courts are also close to hand. This ideal family home offers over 1200 sq ft of living space and viewing is essential to not only appreciate its fantastic location but also the versatile accommodation on offer, which comprises: DOWNSTAIRS; 24' Open plan stylish kitchen/family room, utility room, two bedrooms, bathroom and separate W.C. UPSTAIRS; two further bedrooms. Externally the property boasts a nice sized Westerly aspect garden with raised sun deck, lawned area which leads to a play space which is laid to bark. To the front the ample driveway provides off road parking for six cars. Further features of this super home include: feature fire to family room, integrated appliances and island to kitchen, fitted wardrobes to bedroom one, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet Primary and Poole High School

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**



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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Entrance Hall Doors to

Open Plan Kitchen/Family Room 24' 11" x 17' 10" (7.59m x 5.44m)

Utility Room 7' 11" x 5' 8" (2.41m x 1.73m)

Bedroom One 13' 11" x 11' 0" (4.24m x 3.35m)

Bedroom Three 12' 1" x 8' 11" (3.68m x 2.72m)

Bathroom 10' 4" x 5' 8" (3.15m x 1.73m)

Separate W.C. 4' 11" x 3' 2" (1.50m x 0.97m)

Landing Doors to

Bedroom Two 14' 11" x 13' 1" (4.55m x 3.99m)

Bedroom Four 14' 11" x 9' 3" (4.55m x 2.82m)

Garden Westerly aspect

Driveway Off road parking x 6

Council Tax Band C



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		