



**15 Devon Road, Oakdale, Poole,
Dorset, BH15 3QQ**

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FREEHOLD PRICE £540,000

A substantial five double bedroom detached house set over three floors with two reception rooms, separate kitchen, utility room, garage, off road parking and an 85 foot westerly facing rear garden. The property has excellent potential for modernisation and expansion (subject to planning permissions) but still has a very cherished feeling throughout being a loved family home for past 27 years.

- A charming five double bedroom detached house set over 3 floors built in 1930's
- Extended lounge with gas fire and sliding doors to the rear garden
- Separate kitchen/breakfast room with limed oak units, integrated 4 ring gas hob with extractor fan above, eye level fan oven and grill, space and plumbing for dishwasher
- Dining room with bay window to the front elevation
- Downstairs Cloakroom
- Bathroom to include bath with shower above, wash hand basin and wc
- Utility room with space for a washing machine, tumble dryer and fridge/freezer
- Large garage with power and lighting accessed via up and over garage door and door from the utility room
- Off road parking for 4 vehicles
- Gas central heating and double glazing throughout
- Lovely westerly facing and fully enclosed 85 foot garden with patio
- Vendor is suited locally so can accommodate a quick sale!

Devon Road is located off Hunt Road in Oakdale. It is conveniently situated approximately 200 yards to St Marys Junior School and within half a mile of St Edwards Senior School. Poole Hospital, Poole Park, the Town Centre and Quay are all within a mile with Ashley Cross and Lilliput within one and a half miles. The beach and sea at Sandbanks and the marinas off Sandbanks Road, make it a lovely position for easy access to the local areas of natural beauty and coastline.

COUNCIL TAX BAND: D

EPC RATE: E

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

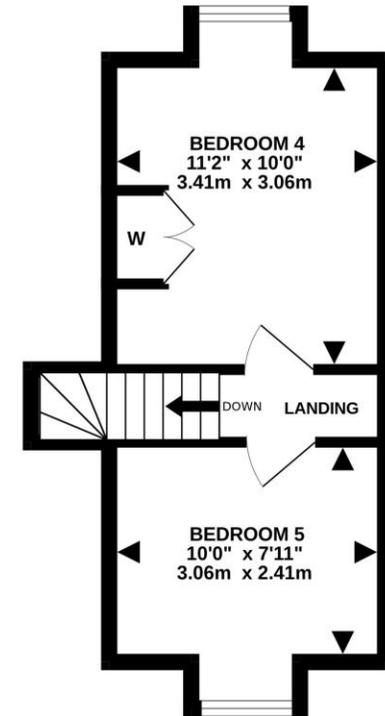
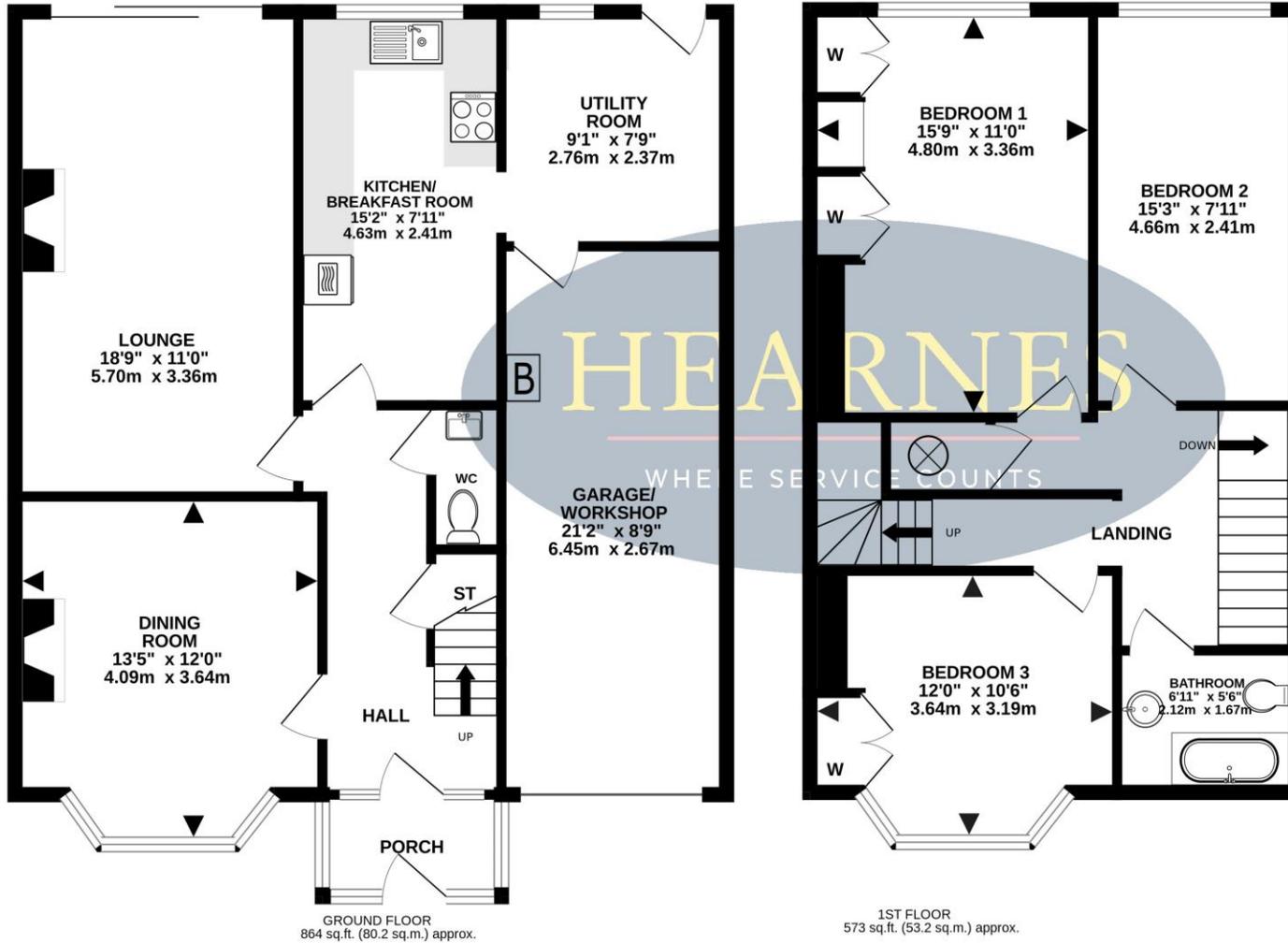




TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

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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