



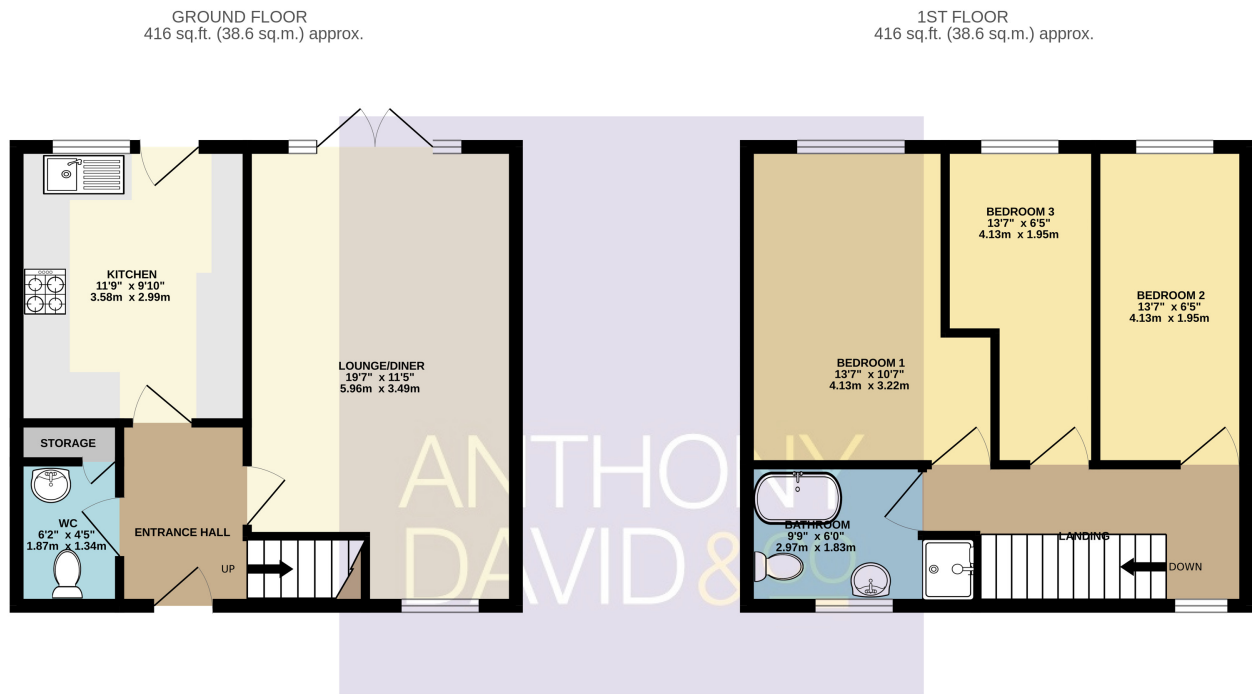
95 Yeatminster Road,, Canford Heath, Poole, Dorset BH17 8AH

£324,950 Freehold

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A well presented three double bedroom end of terraced house situated in this cul-de-sac location in Canford Heath within close proximity from shops, schools, bus routes and Leisure Centre. Broadstone Parade with its array of eateries, local shops and amenities is also a short drive away. This delightful home presents an ideal starter home and viewing is imperative to appreciate the accommodation on offer, which comprises: .19' lounge/diner with direct garden access, stylish kitchen, downstairs WC and modern four piece bathroom suite. Externally the property boasts a low maintenance Westerly aspect garden. To the front the driveway provides off road parking. Further features of this 'little gem' include; storage cupboard, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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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Entrance Hall Doors to

Lounge/Diner 19' 7" x 11' 5" (5.97m x 3.48m)

Kitchen 11' 9" x 9' 10" (3.58m x 3.00m)

Downstairs Cloakroom 6' 2" x 4' 5" (1.88m x 1.35m)

Landing Doors to

Bedroom One 13' 7" x 10' 7" (4.14m x 3.23m)

Bedroom Two 13' 7" x 6' 5" (4.14m x 1.96m)

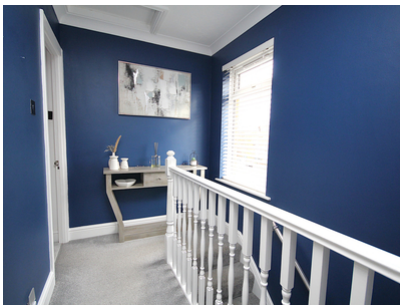
Bedroom Three 13' 7" x 6' 5" (4.14m x 1.96m)

Bathroom 9' 9" x 6' 0" (2.97m x 1.83m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Property details contained herein do not form part of all 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.