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£3,000 pcm

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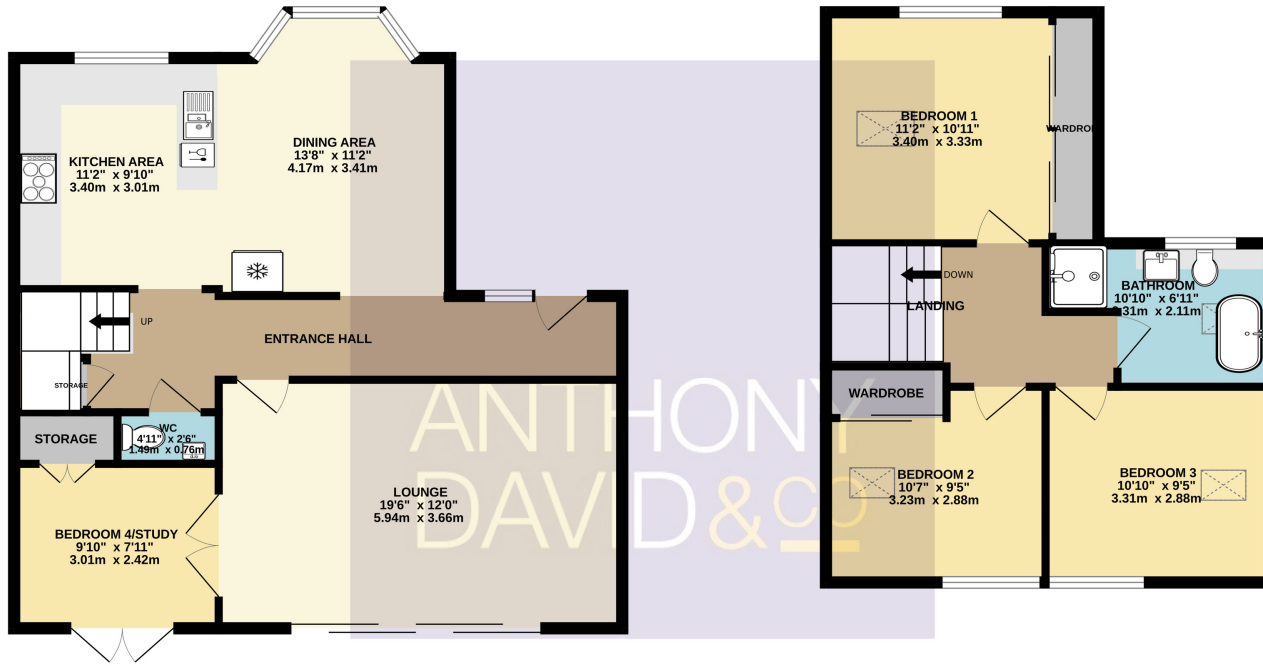
An exemplary three/four bedroom detached chalet situated in one of Oakdale's most sought after roads. This exceptional home offers over 1200 sq ft of luxurious living throughout and internal viewing is a must to appreciate the stylish and versatile accommodation on offer, which comprises: 19' lounge, contemporary kitchen, dining area, downstairs cloakroom, study/bedroom four and bespoke bathroom. Externally the property boasts a South Westerly aspect garden with lower lawned and decked areas the paved steps lead to a large sun patio with built-in seating area, HOT TUB room and an outbuilding. To the front the driveway provides off road parking. Further features of this ready to move into home include: integrated appliances to kitchen, sky lights, fitted wardrobes, gas central heating and UPVC double glazing. Nearby Schools - St Marys Catholic Primary, Longfleet Primary, Poole High and St Edwards Rc/CoE Secondary.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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Entrance Hall 29' 4" x 3' 4" (8.94m x 1.02m)

Lounge 19' 0" x 12' 0" (5.79m x 3.66m)

Dining Area 13' 8" x 11' 6" (4.17m x 3.51m) into bay

Kitchen Area 10' 11" x 9' 11" (3.33m x 3.02m)

Study/Bedroom Four 9' 8" x 7' 11" (2.95m x 2.41m)

Downstairs Cloakroom 4' 4" x 2' 6" (1.32m x 0.76m)

Landing Doors to

Master Bedroom 11' 10" x 10' 10" (3.61m x 3.30m)

Bedroom Two 10' 7" x 9' 5" (3.23m x 2.87m)

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m)

Bathroom 10' 6" x 7' 0" (3.20m x 2.13m)

Outbuilding 14' 0" x 8' 0" (4.27m x 2.44m)

Garden South Westerly aspect

Driveway Off road parking

Council Tax Band D

Agents Note Rent includes hot tub maintenance and and gardener



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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 or 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.