



12 Mellstock Road, Oakdale, Poole, Dorset BH15 3DP

£424,950 Freehold

A superb two double bedroom bungalow ideally situated in this popular residential road in the heart of Oakdale within walking distance of local shops, schools, parks and amenities. Poole Town centre with it's array of shopping facilities and central transport links is also close by. The property is beautifully presented throughout and internal viewing is highly advised to appreciate the accommodation on offer, which comprises: lounge, conservatory, stylish kitchen/diner and modern shower room. Externally there is an extensive South Westerly aspect garden with raised sun patio ideal for catching the evening sun on a summers night. To the front the driveway provides off road parking. Further features include: integrated appliances to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors and Poole High School.

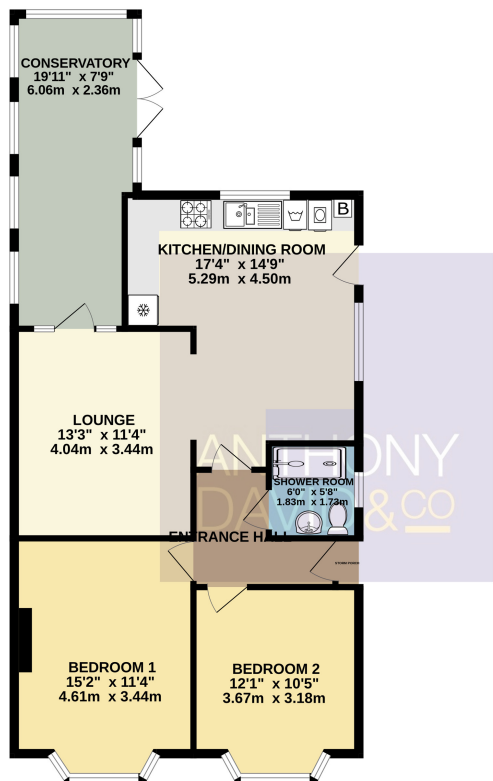
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**ANTHONY
DAVID & CO**

GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



Entrance Hall 10' 10" x 7' 5" (3.30m x 2.26m) max
Lounge 13' 3" x 11' 4" (4.04m x 3.45m)
Kitchen/Diner 17' 4" x 13' 7" (5.28m x 4.14m)
Conservatory 19' 11" x 7' 9" (6.07m x 2.36m)
Bedroom One 15' 2" x 11' 4" (4.62m x 3.45m) into bay
Bedroom Two 11' 10" x 10' 5" (3.61m x 3.17m) into bay
Shower Room 6' 0" x 5' 8" (1.83m x 1.73m)
Garden South Westerly aspect
Driveway Off road parking
Council Tax Band C

TOTAL FLOOR AREA : 869 sq.ft. (80.8 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			
(92-100)	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		EU Directive 2002/91/EC	
		69	84

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.