

**12 Wellow Gardens, Oakdale,  
Poole, Dorset, BH15 3RP**



**HEARNES**

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# 12 Wellow Gardens, Oakdale, Poole, Dorset, BH15 3RP

## FREEHOLD PRICE £350,000

A modern 3 bedroom, 2 bathroom, semi detached home, with parking space, garage and set down a private drive in Oakdale. Offering a spacious lounge/dining room, kitchen with fitted appliances, downstairs cloakroom, en suite shower room to the master bedroom and fully enclosed rear garden. Wellow Gardens was built in 2007 by Linden Homes and contains 14 houses, set down a private driveway with visitor parking. This home is sold with no forward chain.

- Modern 3 bedroom semi detached home set in a well-regarded development built in 2007 by Linden Homes
- Set down a well maintained private road in Oakdale in a development of 14 homes
- Kitchen fitted in a range of white shaker style units with work tops over and integrated appliances to include oven, hob and extractor, integrated fridge/freezer and space and plumbing for washing machine and dishwasher
- Ground floor cloakroom
- Lounge/dining room with wood effect flooring and double doors to the garden
- Master bedroom with ensuite shower room
- 2 further bedrooms and family bathroom
- Part boarded loft with pull down ladder
- Fully enclosed garden with outside patio and lawned area. (summer house to be included via separate negotiations)
- Gas central heating and double glazed windows
- One allocated parking spaces on the drive to the right hand side of the property
- Garage
- Approximately £500 per annum maintenance charges for the private road to include, lighting, insurance, and gardening

Wellow Gardens is a private road located off Dorchester Road and is within 1.5 miles of Poole Town Centre and a mile to Poole Park. Set in a desirable area of Oakdale, the road is conveniently located near transport links to Bournemouth and Poole Town Centre's and within walking distance to well recommended schools for all age groups. Close by are local shops and Poole Town Centre, Quay, Park and Hospital are all within 1.5 miles.

Council Tax D

EPC C



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



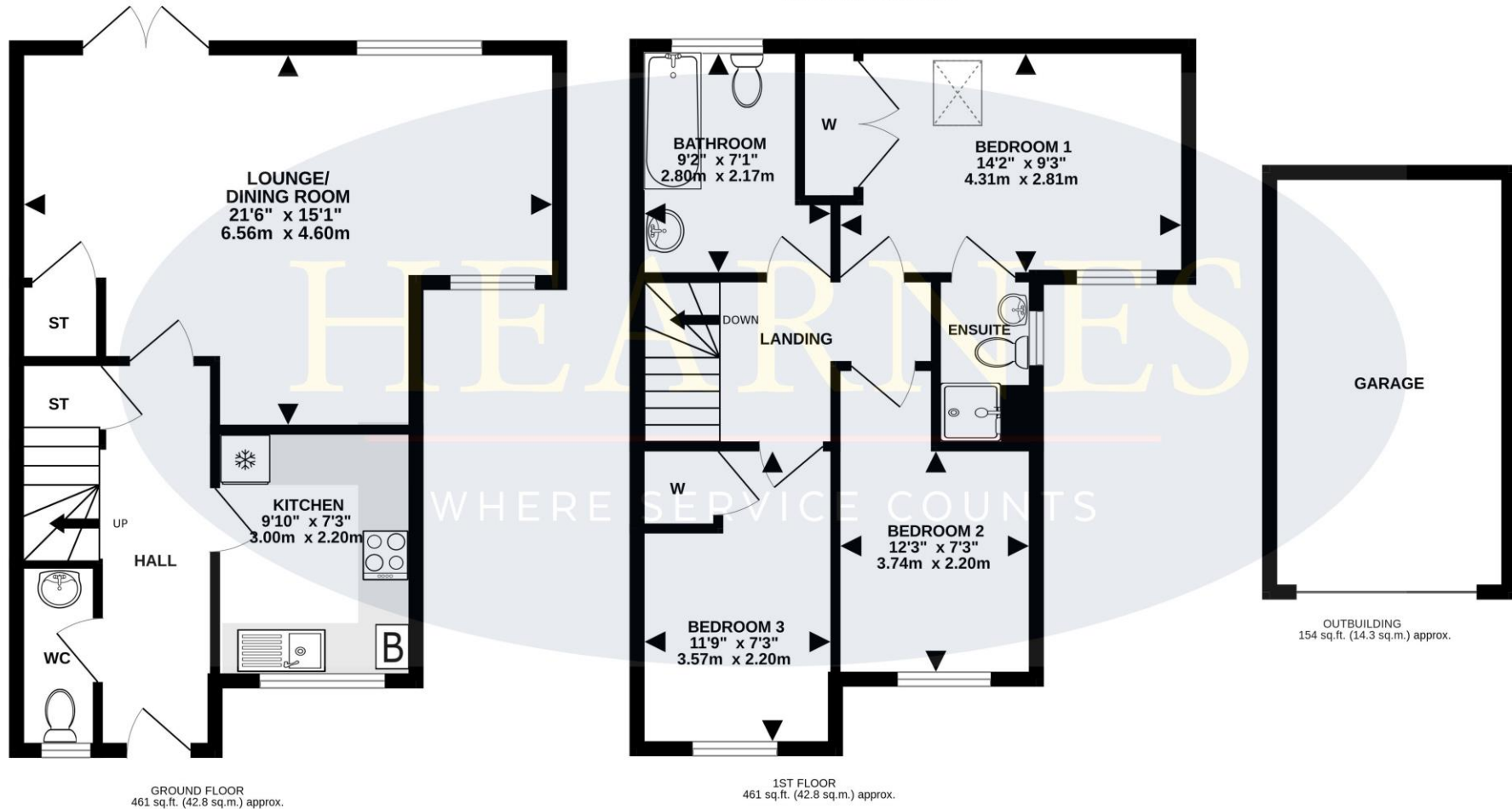




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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