

5 Tatnam Road, Poole, Dorset BH15 2DW

£375,000 Freehold

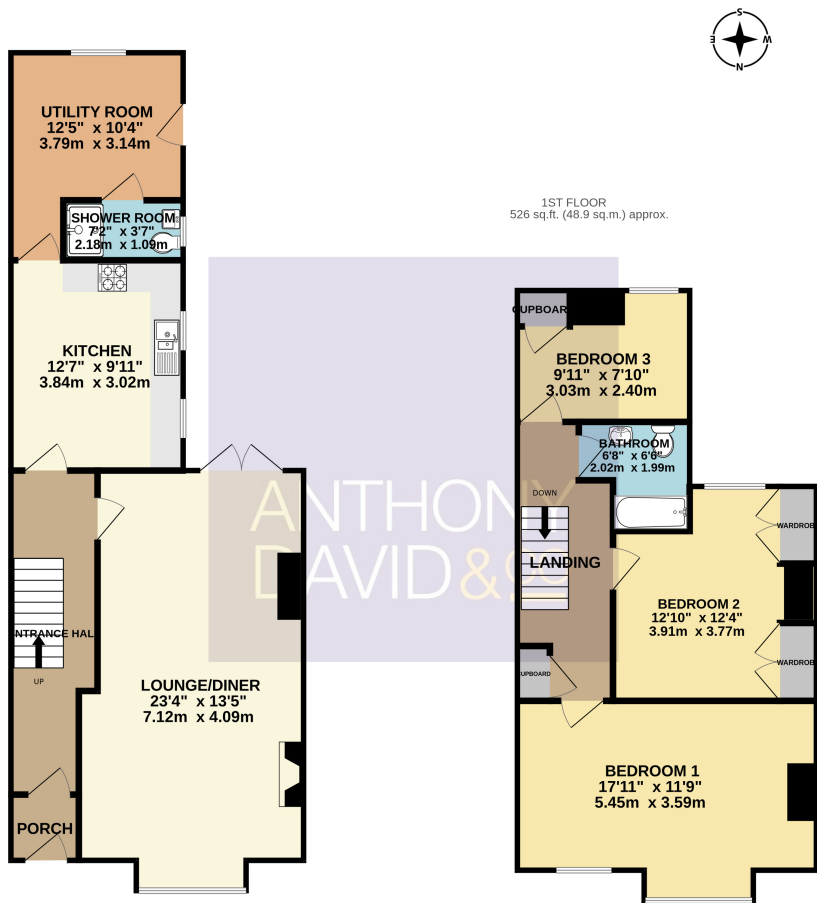
A superb three bedroom end of terrace house conveniently situated on the fringes of Heckford Park a short distance from shops, schools, Hospital and Poole Town centre with its selection of shopping facilities, eateries and transport links. The property presents an ideal family home and viewing is highly advised to not only appreciate its fantastic location but also the 1200 sq ft (circa) of accommodation on offer, which comprises: 23' lounge/diner, modern kitchen, utility room, downstairs shower room, two double bedrooms, a good sized single bedroom and contemporary bathroom. Externally the property boasts a low maintenance South facing garden with sun patio, artificial lawned area and path to rear access parking space. Further features of this well presented and thought out property include: feature fireplace to lounge, fitted wardrobes to bedroom two, boarded loft, gas central heating and UPVC double glazing. Nearby Schools- Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards Rc/CoE Secondary.

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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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.  
Made with Metroplex 5/2025

Entrance Hall Doors to

Lounge/Diner 23' 4" x 13' 5" (7.11m x 4.09m)

Kitchen 12' 7" x 9' 11" (3.84m x 3.02m)

Utility 12' 5" x 10' 4" (3.78m x 3.15m)

Downstairs Shower 7' 2" x 3' 7" (2.18m x 1.09m)

Landing Doors to

Bedroom One 17' 11" x 11' 9" (5.46m x 3.58m)

Bedroom Two 12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom Three 9' 11" x 7' 10" (3.02m x 2.39m)

Bathroom 6' 8" x 6' 6" (2.03m x 1.98m)

Garden South facing

Parking To the rear

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.