



15 Otter Road, Oakdale, Poole, Dorset BH15 3NH

£425,000 Freehold

**** NO FORWARD CHAIN **** A superb three bedroom detached bungalow sat on its own plot in this rarely available cul-de-sac in Oakdale close to local schools, parks, bus routes and amenities. This immaculate home offers over 1200 sq ft of living and internal viewing is imperative of this hidden gem to not only appreciate its secluded location but the versatile accommodation on offer, which comprises: 18' lounge, kitchen/diner, bathroom and 18' integral garage. Externally the property boasts a South facing garden with lawned area and sun patios. To the front the ample driveway provides off road parking which in turn leads to a carport. Further features of this unique home include: fitted wardrobes to bedroom two, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary is a short stroll away.

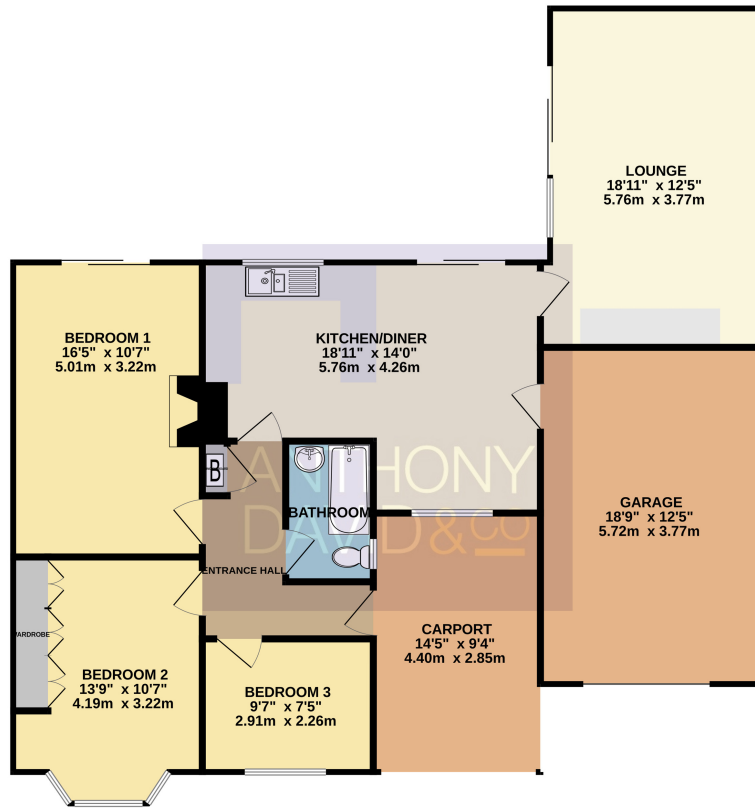
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 18' 11" x 12' 5" (5.77m x 3.78m)

Kitchen/Diner 18' 11" x 14' 0" (5.77m x 4.27m)

Bedroom One 16' 5" x 10' 7" (5.00m x 3.23m)

Bedroom Two 13' 9" x 10' 7" (4.19m x 3.23m)

Bedroom Three 9' 7" x 7' 5" (2.92m x 2.26m)

Bathroom 7' 10" x 4' 11" (2.39m x 1.50m)

Garage 18' 9" x 12' 5" (5.71m x 3.78m)

Carport 14' 5" x 9' 4" (4.39m x 2.84m)

Driveway Off road parking

Garden South facing

Council Tax Band C

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(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 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.