

**39 Tabitha Close, Hamworthy,
Poole, Dorset, BH15 4FS**



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FREEHOLD PRICE £335,000

Built in 2020 by Barret Homes is this fabulous 3 bedroom semi detached house which benefits from a fully fitted kitchen/dining room, separate good sized lounge, ensuite shower room in master bedroom, downstairs cloakroom, super private rear garden and 2 private off road parking spaces. The property is quietly positioned at the end of a cul-de-sac and has been treasured by the current owners since new.

- An immaculately presented 3 bedroom semi detached house built in 2020
- Good sized lounge at the front elevation
- Practical kitchen/dining room to include fitted white glossy units with wood effect worktops, integrated fridge/freezer, fan oven with gas hob and extractor above, dishwasher and washing machine
- Ensuite shower to master bedroom and separate family bathroom to include bath, wash hand basin and wc
- Downstairs cloakroom
- Super private rear garden with patio
- 2 private off road parking spaces
- 5 years remaining on the NHBC guarantee
- Gas central heating and double glazing throughout
- No forward chain!

Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by and Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

Maintenance charges: £275 to include communal gardening, cleaning and lighting for the development

NB – the seller can contribute £2000 towards a buyer's legal fees subject to terms and conditions

COUNCIL TAX BAND: D

EPC RATE: B

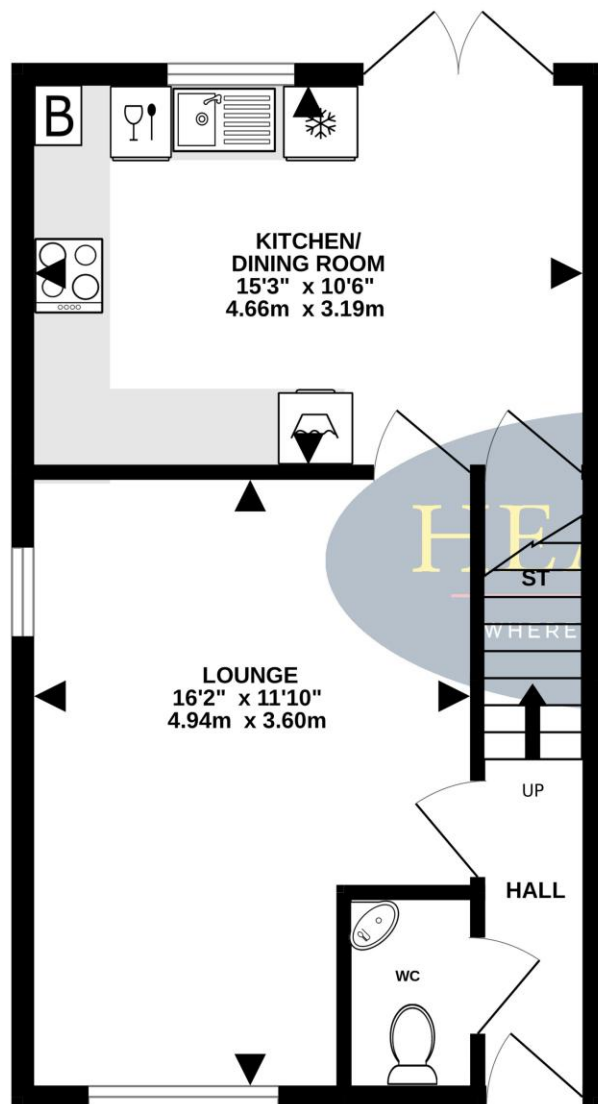
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



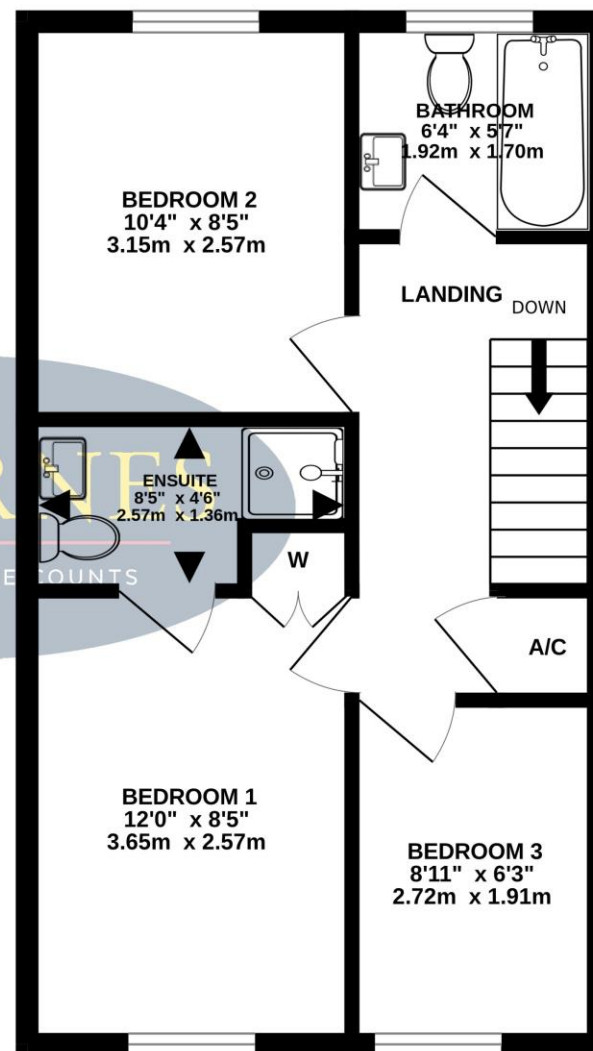


TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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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GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.





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