



22 Tatnam Road, Poole, Dorset BH15 2DR

£450,000 Freehold

A beautiful three bedroom detached house being conveniently situated within walking distance to local shops, schools, parks and amenities. Poole Town centre with its array of shopping facilities and transport links is also a short distance away. This imposing residence has been stylishly renovated by the current owners whilst maintaining its original charm and finesse. The property offers 1000 sq ft of accommodation which comprises: Lounge, dining area, study area, luxury kitchen, bespoke downstairs shower room, two double bedrooms, a good sized single bedroom and a contemporary bathroom. Externally the property boasts a generous rear garden with sun patio, lawned area and sun deck. To the front the brick paved driveway provides ample off road parking. Further features of this stunning home include: feature fireplace to lounge, fitted wardrobes to bedrooms one and two, roll top bath, summer house, garden shed, gas central heating and UPVC double glazing. Nearby Schools- Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards Rc/CoE Secondary.

info@anthonydavid.co.uk

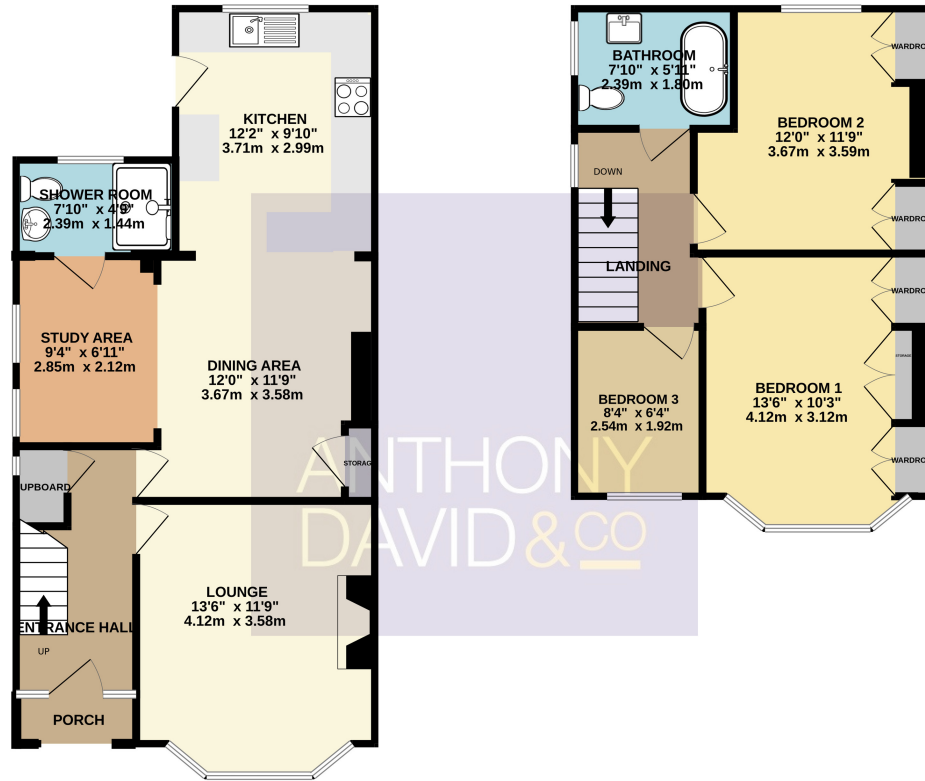
www.anthonydavid.co.uk

01202 677444

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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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Entrance Hall Doors to

Lounge 13' 6" x 11' 9" (4.11m x 3.58m)

Dining Area 12' 0" x 11' 9" (3.66m x 3.58m)

Study Area 9' 4" x 6' 11" (2.84m x 2.11m)

Kitchen 12' 2" x 9' 10" (3.71m x 3.00m)

Shower Room 7' 10" x 4' 9" (2.39m x 1.45m)

Landing Doors to

Bedroom One 13' 6" x 10' 3" (4.11m x 3.12m)

Bedroom Two 12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom Three 8' 4" x 6' 4" (2.54m x 1.93m)

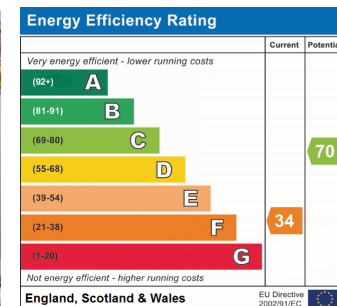
Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

Garden Generous and enclosed

Driveway Ample off road parking

Council Tax Band D

Agents Note The EPC was carried out prior to renovation.



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.