



47a Tatnam Road, POOLE, Dorset BH15 2DW

£575,000 Freehold

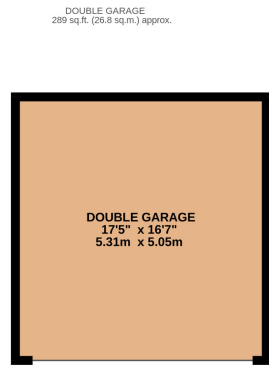
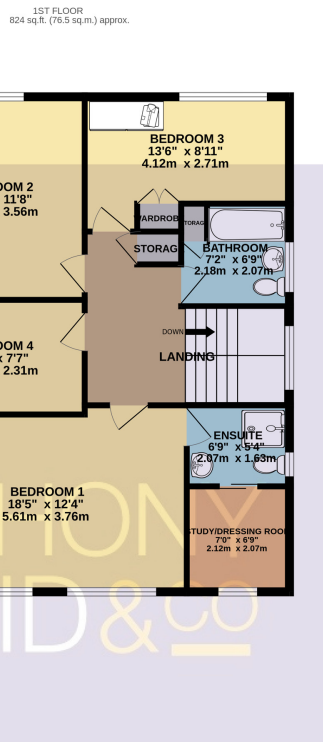
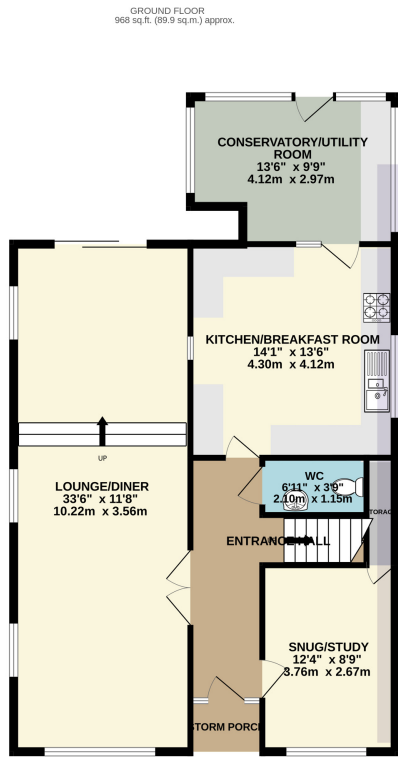
**\*\* NO FORWARD CHAIN \*\* FIRST TIME TO MARKET SINCE 1996 \*\*** A substantial four bedroom detached house sat on its own plot on this residential road on the fringes of Poole and Oakdale within close proximity of local shops, amenities and bus routes. Poole Hospital and Poole Town centre with its array of shopping facilities are also both close to hand. This superb home offers circa 1800 sq ft of versatile living space and internal viewing is imperative to not only appreciate its convenient location but also the accommodation on offer, which comprises: 33' split level lounge/diner, snug/study, kitchen/breakfast room, conservatory/utility room, downstairs cloakroom, en-suite shower to bedroom one and family bathroom. Externally the property boasts a beautifully maintained South facing garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the extensive driveway provides off road parking for numerous vehicles which in turn leads to a double garage and carport. Further features of this much loved home include: study/dressing room to bedroom one, storage cupboards, fitted wardrobe to bedroom three, gas central heating, UPVC double glazing and ornamental fish pond to the garden. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA : 2080 sq.ft. (193.3 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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Entrance Hall Doors to

- Lounge/Diner 33' 6" x 11' 8" (10.21m x 3.56m)
- Kitchen/Breakfast Room 14' 1" x 13' 6" (4.29m x 4.11m)
- Conservatory/Utility Room 13' 6" x 9' 9" (4.11m x 2.97m)
- Snug/Study 12' 4" x 8' 9" (3.76m x 2.67m)
- Downstairs Cloakroom 6' 11" x 3' 9" (2.11m x 1.14m)

Landing Doors to

- Bedroom One 18' 5" x 12' 4" (5.61m x 3.76m)
- En-Suite Shower 6' 9" x 5' 4" (2.06m x 1.63m)
- Study/Dressing Room 7' 0" x 6' 9" (2.13m x 2.06m)
- Bedroom Two 13' 5" x 11' 8" (4.09m x 3.56m)
- Bedroom Three 13' 6" x 8' 11" (4.11m x 2.72m)
- Bedroom Four 11' 8" x 7' 7" (3.56m x 2.31m)
- Bathroom 7' 2" x 6' 9" (2.18m x 2.06m)
- Double Garage 17' 5" x 16' 7" (5.31m x 5.05m)
- Garden South facing

Driveway Off road parking for numerous vehicles

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		73	82
		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.