

101 Yeatminster Road, Canford Heath, Poole, Dorset BH17 8AH

£315,000 Freehold

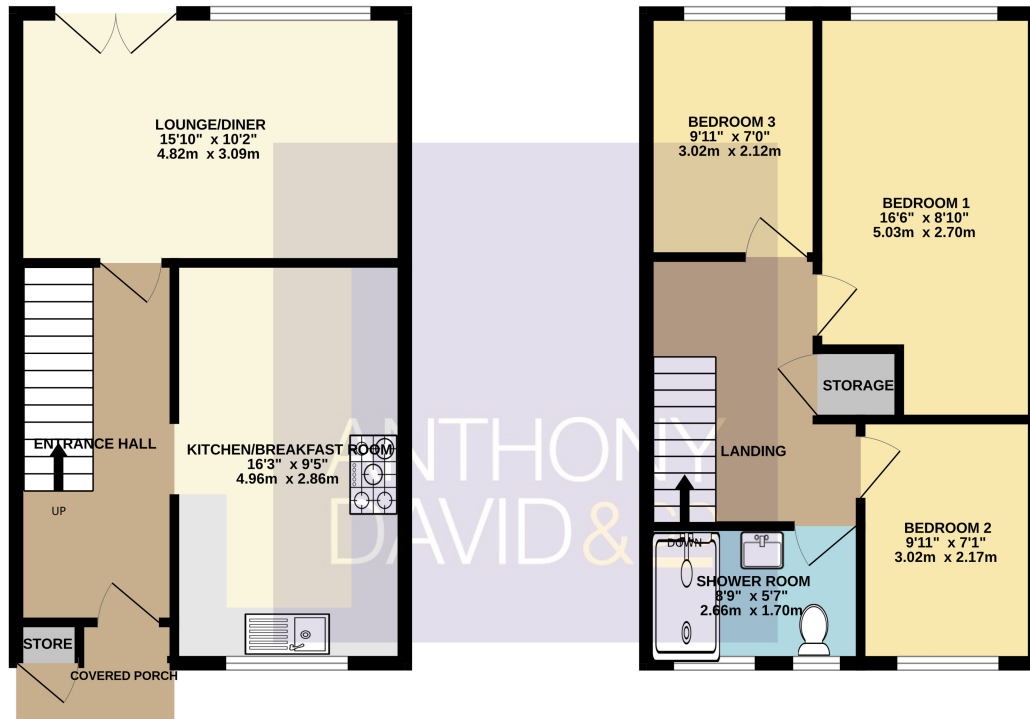
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A beautifully presented three bedroom mid terraced house situated in this cul-de-sac location in Canford Heath within close proximity from shops, schools, bus routes and Leisure Centre. Broadstone Parade with its array of eateries, local shops and amenities is also a short drive away. This immaculate home presents an ideal starter home and viewing is imperative to appreciate the pristine accommodation on offer, which comprises: lounge/diner, stylish kitchen/breakfast room, three good bedrooms and contemporary shower room. Externally the property boasts a South Westerly aspect garden with lawned area and sun patios with rear access to parking. Further features of this 'little gem' include: storage cupboards, built-in oven and five ring gas hob to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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- Entrance Hall 4.46m x 1.81m (14' 8" x 5' 11")
- Lounge/Diner 4.82m x 3.09m (15' 10" x 10' 2")
- Kitchen 4.96m x 2.86m (16' 3" x 9' 5")
- Landing 3.41m x 2.66m (11' 2" x 8' 9") max
- Bedroom One 5.14m x 2.64m (16' 10" x 8' 8")
- Bedroom Two 3.02m x 2.12m (9' 11" x 6' 11")
- Bedroom Three 3.01m x 2.09m (9' 11" x 6' 10")
- Shower Room 2.66m x 1.66m (8' 9" x 5' 5")
- Garden South Westerly aspect
- Parking To the rear
- Council Tax Band B
- Agents Note There is no heating to the first floor



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.