



41 Tabitha Close, Hamworthy, Poole, BH15 4FS

Asking Price **£350,000**

- Three Bedrooms
- Built in 2020
- Cul-de-Sac Position
- Enclosed Rear Garden
- Downstairs Toilet
- Semi-Detached House
- Modern Development
- Two Allocated Spaces
- Remainder of Build Guarantee
- Vendor Suited!

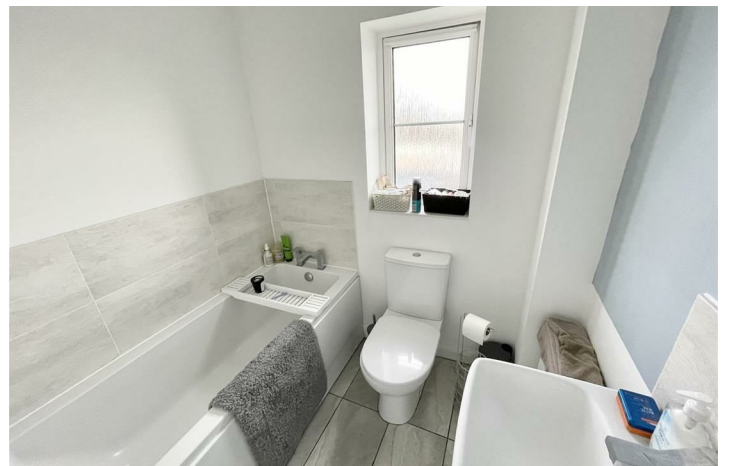


# 41 Tabitha Close, Poole BH15 4FS

This recently constructed three-bedroom semi-detached dwelling, completed in 2020, is discreetly situated in a cul-de-sac within a favoured development. This home offers easy access to Hamworthy Park & Beach, which are just a 5 minute walk away.



Council Tax Band: D



## Tabitha Close

The spacious lounge leads through to the well-appointed kitchen/dining room. It offers a range of integrated appliances and space for a good sized table, ideal for entertaining guests or enjoying family meals.

The main bedroom boasts an en-suite shower room. With two additional bedrooms, this home is versatile and accommodating. There is also a family bathroom.

In addition to the upstairs facilities it also includes a downstairs toilet for added practicality. Step outside into the enclosed rear garden, a low maintenance space with a decking area. Two allocated parking spaces ensure hassle-free parking.

Moreover, this property comes with the added assurance of the remainder of the NHBC build guarantee, providing confidence in the quality of your home. With a thoughtful layout, modern amenities, and these extra features, this property is designed to meet the needs of contemporary living.

With our vendor suited, we encourage internal viewing at your earliest convenience. To arrange, or for more information, call our Upton office.

### Living Room

16'02" x 11'08" (4.93m x 3.56m )

### Kitchen/Dining Room

15'00" x 10'05" (4.57m x 3.18m )

### Downstairs Toilet

### Bedroom One

11'09" x 8'04" (3.58m x 2.54m )

### En-Suite Shower Room

### Bedroom Two

10'02" x 8'05" (3.10m x 2.57m )

### Bedroom Three

8'08" x 6'03" (2.64m x 1.91m )

### Bathroom

6'03" x 5'07" (1.91m x 1.70m )



## Directions

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

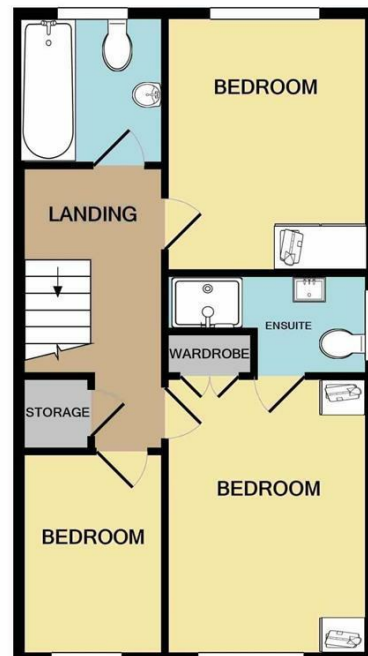
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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 &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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