



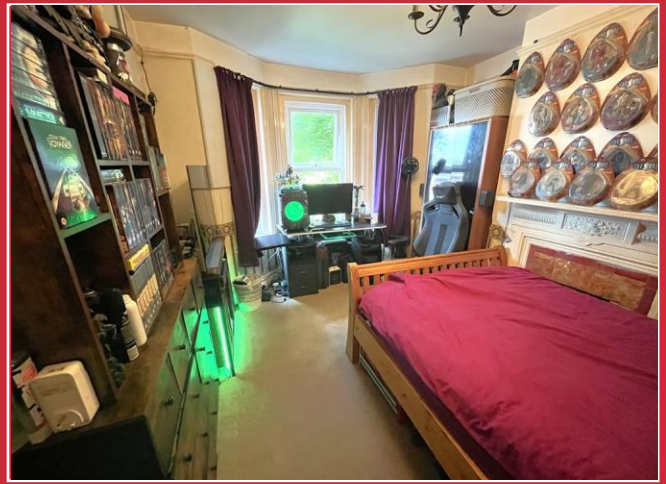
39 Tatnam Road, Poole BH15 2DW

Nicely positioned close to local schools, amenities, excellent bus services and the centre of town, lies this three-bedroom terraced family home with off road parking and a sunny southerly aspect rear garden.

EPC: TBC **Council Tax Band:** C **Price:** £300,000 Freehold

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  1
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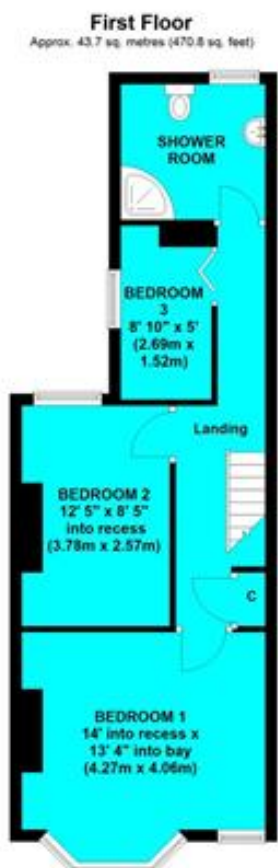
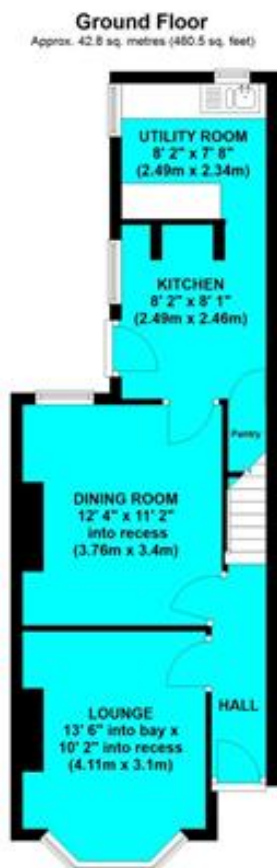
Key Features

- TERRACED HOUSE
- ENTRANCE HALLWAY
- FRONT LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- THREE BEDROOMS (TWO DOUBLE & ONE SINGLE)
- GOOD SIZE SHOWER ROOM
- FRONT GARDEN AREA & OFF-ROAD PARKING (SPACE TO CREATE ADDITIONAL PARKING SPACE)
- SUNNY SOUTHERLY ASPECT REAR GARDEN
- SHORT WALK TO LOCAL AMENITIES, SCHOOLS, BUS SERVICES & THE CENTRE OF TOWN

The Property

Upon entering the entrance hallway, doors lead off to the front lounge, which is currently being used as a bedroom, and to the separate dining room located behind with potential to create one large room if desired. From the dining room there is access initially in to the kitchen with a door leading outside and this is currently partly divided from the utility to the rear, which overlooks the garden and there is the potential to create a larger all in one kitchen. On the first floor there are three bedrooms to include a good size light, airy and bright master bedroom to the front, a further double bedroom to the middle and a third single room. A generous size shower room then completes the accommodation.

The front garden area is currently divided with the first part offering off road parking. A gate then leads into the next section which is mainly laid to lawn with a small stone-built rockery, a pathway leading to the front door and additional off-road parking could be made here. The low maintenance sunny southerly aspect rear garden is a particular feature and is enclosed with a combination of brick walling and panelled fencing. The house occupies a popular and convenient location a short walk away from Longfleet Combined School, Oakdale Middle School and Poole High School. There is a Co-op food store and other amenities close by and the Dolphin Shopping Centre, Poole Park, main bus/coach terminal and a main line London railway station are all a short walk away.



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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