

## 123 Tatnam Road, Poole, BH15 2DP

£310,000

- TWO DOUBLE BEDROOMS
- REAR GARDEN WITH DECKING
- BUILT IN 2012
- EN-SUITE TO MASTER
- SPACIOUS RECEPTION ROOM
- SETBACK FROM THE ROAD
- CAR PORT
- MODERN KITCHEN
- POPULAR LOCATION

# 123 Tatnam Road, Poole BH15 2DP

Nestled on Tatnam Road in the charming town of Poole, this delightful two-bedroom terrace property offers a perfect blend of modern living and comfort. Built in 2012, the home spans an 797 square feet, idea for a couple or family. In addition to the well-appointed interiors, this home has great outdoor space, though modest, features a quaint rear garden complete with a raised decking area and mature plants, perfect for enjoying a morning coffee or an evening glass of wine in a tranquil setting. The property offers allocated parking in a carport, providing both security and ease of access. As a freehold property, it presents an excellent opportunity for buyers seeking a low-maintenance lifestyle in a desirable location.



Council Tax Band:





## Property Details

### Description

Nestled on Tatnam Road in the charming town of Poole, this delightful two-bedroom terrace property offers a perfect blend of modern living and comfort. Built in 2012, the home spans an impressive 797 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and style, ideal for unwinding after a long day or hosting friends and family. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. The property boasts two generously sized double bedrooms, with the master bedroom featuring the added luxury of an en-suite bathroom, ensuring privacy and convenience.

In addition to the well-appointed interiors, this home includes two bathrooms, catering to the needs of a busy household. The outdoor space, though modest, features a quaint rear garden complete with a raised decking area and mature plants, perfect for enjoying a morning coffee or an evening glass of wine in a tranquil setting.

For those with vehicles, the property offers allocated parking in a carport, providing both security and ease of access. As a freehold property, it presents an excellent opportunity for buyers seeking a low-maintenance lifestyle in a desirable location.

This charming terrace home on Tatnam Road is not just a property; it is a place where memories can be made. With its modern amenities and inviting atmosphere, it is sure to appeal to a variety of buyers looking for a comfortable and stylish living space in Poole.

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### Tenure

Freehold

Council Tax Band C.



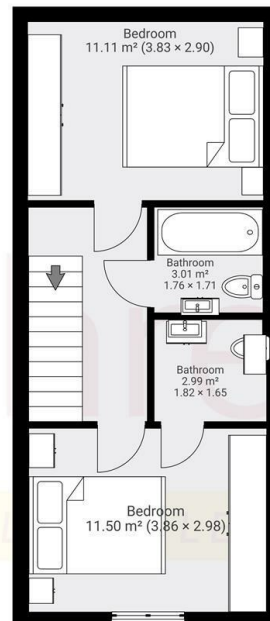
## ▼ Ground Floor

TOTAL AREA:35.76 m²•LIVING AREA:35.76 m²•ROOMS:4



## ▼ 1st Floor

TOTAL AREA:35.29 m²•LIVING AREA:35.29 m²•ROOMS:5



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective purchasers or tenants are advised to verify all measurements independently before making any decisions



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.