



Connells

Tamar Close
Ferndown



Property Description

A well-presented, three bedroom mid-terraced home, perfectly situated just 1.5 miles from Ferndown town centre and less than a mile from local amenities. This beautifully extended property boasts a versatile garden room currently being utilised as office space, ideal for working from home, and a convenient downstairs WC. The accommodation comprises three spacious bedrooms, a family bathroom, and a bright living area that flows seamlessly into the kitchen. The property also benefits from a lovely garden, perfect for outdoor relaxation, and a driveway providing off-street parking. A fantastic opportunity to own a well-designed and well-maintained home.

Entrance Porch

Double glazed front door and space for coats and shoes. Laminate flooring and stairs to first floor.

Lounge/ Diner

20' 9" x 11' 1" (6.32m x 3.38m)

Laminate flooring with ceiling light, understairs storage cupboard and radiators.

Garden Room

10' 9" x 7' 4" (3.28m x 2.24m)

Purpose built wood cladded garden room currently being utilised as an office with double glazed doors leading to garden.

Kitchen

10' 9" x 7' 10" (3.28m x 2.39m)

Wall and base units with integrated 5 ring gas hob with extractor over, stainless steel sink and drainer, space for appliances including washing machine and dishwasher. Double glazed window and door to rear aspect, alcove into dining space.

Dining Room

10' 2" x 7' (3.10m x 2.13m)

Laminate flooring with space for large fridge/freezer and door to cloakroom.

Cloakroom

WC, wash hand basin with extractor.

Bedroom One

15' 5" x 8' (4.70m x 2.44m)

Carpeted room with double glazed window to front aspect, built in storage and radiator.

Bedroom Two

12' 4" x 7' 10" (3.76m x 2.39m)

Carpeted room with double glazed window to front aspect and radiator.

Bedroom Three

11' 1" x 7' 2" (3.38m x 2.18m)

Carpeted room with double glazed window to rear aspect, radiator and cupboard housing the boiler.

Bathroom

Bath with shower over and glass shower screen, low level WC and wash hand basin. Obscured double glazed window to rear aspect.

Garden

Enclosed rear garden mainly laid to lawn with small patio. Gated access at the rear to the heathland.

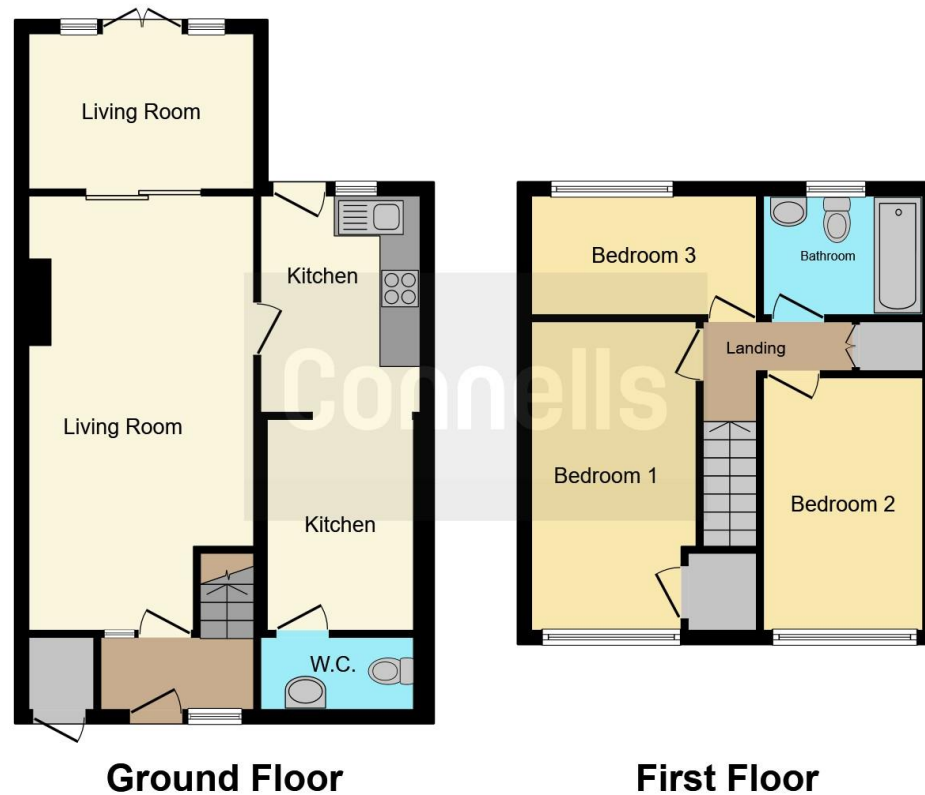
Parking & Garage

Driveway parking and up and over door leading to garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FDN306350



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FDN306350 - 0004