



88 Tarn Drive, Creekmoor, Poole, BH17 7DQ

Asking Price **£425,000**

- Four Bedrooms
- Cul-de-Sac Location
- Driveway & Garage
- Two Bath/Shower Rooms
- Gas Central Heating
- Detached House
- 22ft Lounge/Dining Room
- Enclosed Garden
- Spacious Entrance Hallway
- Close to Creekmoor Ponds

# 88 Tarn Drive, Poole BH17 7DQ

We are delighted to be appointed sole agents in the sale of this detached family home situated within a quiet, leafy cul-de-sac in Creekmoor, Poole.

4 2 1 D

Council Tax Band: D



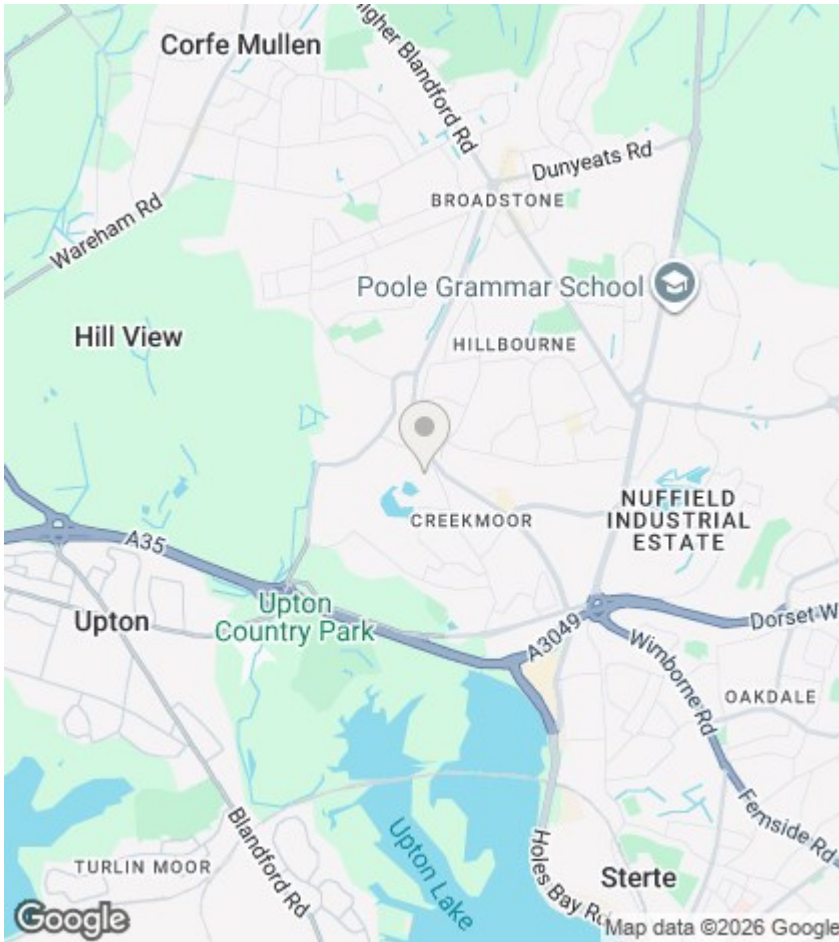
## Tarn Drive

The spacious and well planned accommodation comprises: four bedrooms, 22ft lounge/dining room, separate kitchen, downstairs shower room, family bathroom and spacious entrance hallway.

Whilst sections of the garden are shaded by the trees, the patio to the side of the property does get a nice amount of afternoon sun during nice weather. A range of borders support a variety of mature shrubs & bushes, there is side access and all is enclosed with panel fencing.

Further benefits include off-road parking for several cars, a garage, fitted wardrobes, useful storage, gas central heating and majority UPVC double glazing.

In our opinion, this property has to be viewed internally in order to appreciate what's on offer. To arrange a viewing, or for more information, please contact our Upton Branch.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## Tarn Drive, Creekmoor

