



the Property  
mbudsman

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Twin Oaks Close, Broadstone

Guide Price £400,000

**Martin & Co Poole**  
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**MARTIN&CO**

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**135 Twin Oaks Close  
Poole  
BH18 8JE**

**Key features:**

- BROADSTONE
- DETACHED FAMILY HOUSE
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- CONSERVATORY
- MODERN KITCHEN BREAKFAST ROOM
- SEPERATE LOUNGE
- COUNCIL TAX £2150



**Why you'll like it**

Well presented three bedroom detached house in popular development in Broadstone, benefiting from being recently redecorated, newly fitted carpets, gas fired central heating and double glazing. Garage and driveway with front and rear gardens, modern fitted kitchen break fast room with some appliances, utility cupboard, and conservatory, the main bedroom has fitted wardrobes, family bathroom and downstairs cloakroom, vacant possession offered.  
AGENT NOTE. Remedial works were carried out on the conservatory base in 2013 and a certificate of adequacy provided.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	

