



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to purchase a two double bedroom detached bungalow offering the opportunity for further updating and remodelling whilst backing onto the picturesque Coy Pond. The property currently features two reception rooms, garage and off road parking whilst being ideally located in the sought after Coy Pond location within easy reach of the popular Westbourne Village and providing easy access to Bournemouth Town Centre via the beautiful Bournemouth Gardens. The property is offered for sale with no forward chain.

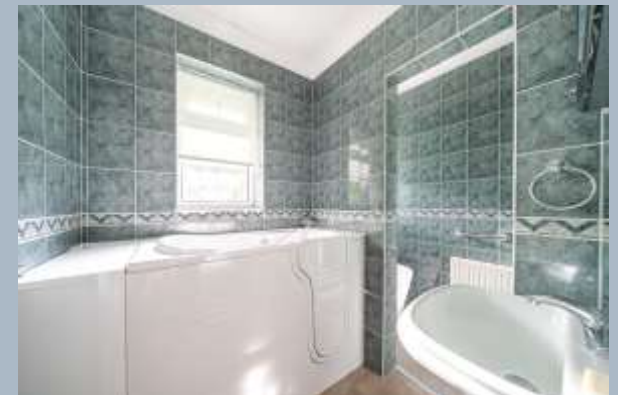
On entering the property an entrance porch/sun room leads into a spacious living/dining room offering a pleasant dual aspect outlook which leads through to a separate dining room providing access to the rear garden. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. The property features two double bedrooms, one of which benefits from fitted wardrobes with the accommodation complete with a separate bathroom.

Externally the property benefits from private front and rear gardens with the front being mainly laid to artificial lawn and leading to a garden room. To the rear of the property a landscaped garden overlooks Coy Pond and could be remodelled to offer further seating and outdoor entertaining areas. The property is conveyed with off road parking which leads to a garage.

**EPC RATING:D**

**COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



## Thwaite Road, Poole, BH12

Approximate Area = 962 sq ft / 89.3 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 1212 sq ft / 112.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnnes Bournemouth Estates Ltd. REF: 1328943

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