



Heathfield Road
West Moors, BH22 0BG

FREEHOLD PRICE

£350,000

“A deceptively spacious and disabled friendly link-detached bungalow occupying a good sized plot”

This well-maintained and generous sized two double bedroom link-detached bungalow has level access with a good sized enclosed rear garden, driveway providing generous off-road parking and a single garage.

There is level access into the bungalow and out to the rear garden. The property is situated in a popular location within the village of West Moors and is conveniently located approximately 500 metres from acres of protected woodland. The West Moors Plantation is ideal for dog walking.

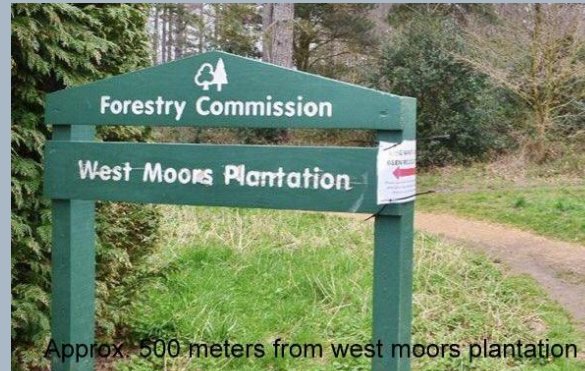
- **Disabled friendly two bedroom link-detached bungalow occupying as good sized plot**
- **Entrance hall**
- **17ft Lounge** with a door leading out to decked area, internal door through to the bedroom and a further door leading to the inner hallway
- **Kitchen/breakfast room** incorporating work surfaces, base and wall units, recess for a cooker, space for a fridge/freezer, space for a breakfast table and chairs, a window overlooking the front garden and a door leading through to the garage/utility room
- **Inner hallway** with a door leading through to the bedrooms and wet room
- **Bedroom one** is a generous sized double bedroom with fitted wardrobes and cupboard above, and French doors leading out to a decked seating area
- **Bedroom two** is also a double bedroom enjoying a view of the rear garden
- **Wet room** incorporating a walk-in shower area, pedestal wash hand basin and WC
- **Garage/utility room** with recess and plumbing for a washing machine, metal up and over door, light and power and a rear personal door leading through to a store
- **Store** with access out to the garden
- **Rear garden** measuring approximately 55ft x 40ft and is fully enclosed, with well-stocked shrub borders and flower beds, a lawned area, summer house and a path which continues down to the far end of the garden where there is a potting shed and two useful timber storage sheds, as well as a paved seating area. Also, within the garden there are seven water butts for rainwater harvesting
- A front driveway provides generous **off-road parking** and in turn leads up to a single garage
- **Front garden** stocked with many attractive plants and shrubs
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property also has solar panels which are on a lease contract, whilst reducing utility costs

West Moors offers a good selection of day to say amenities, with the village centre located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately two miles away.

COUNCIL TAX BAND: D

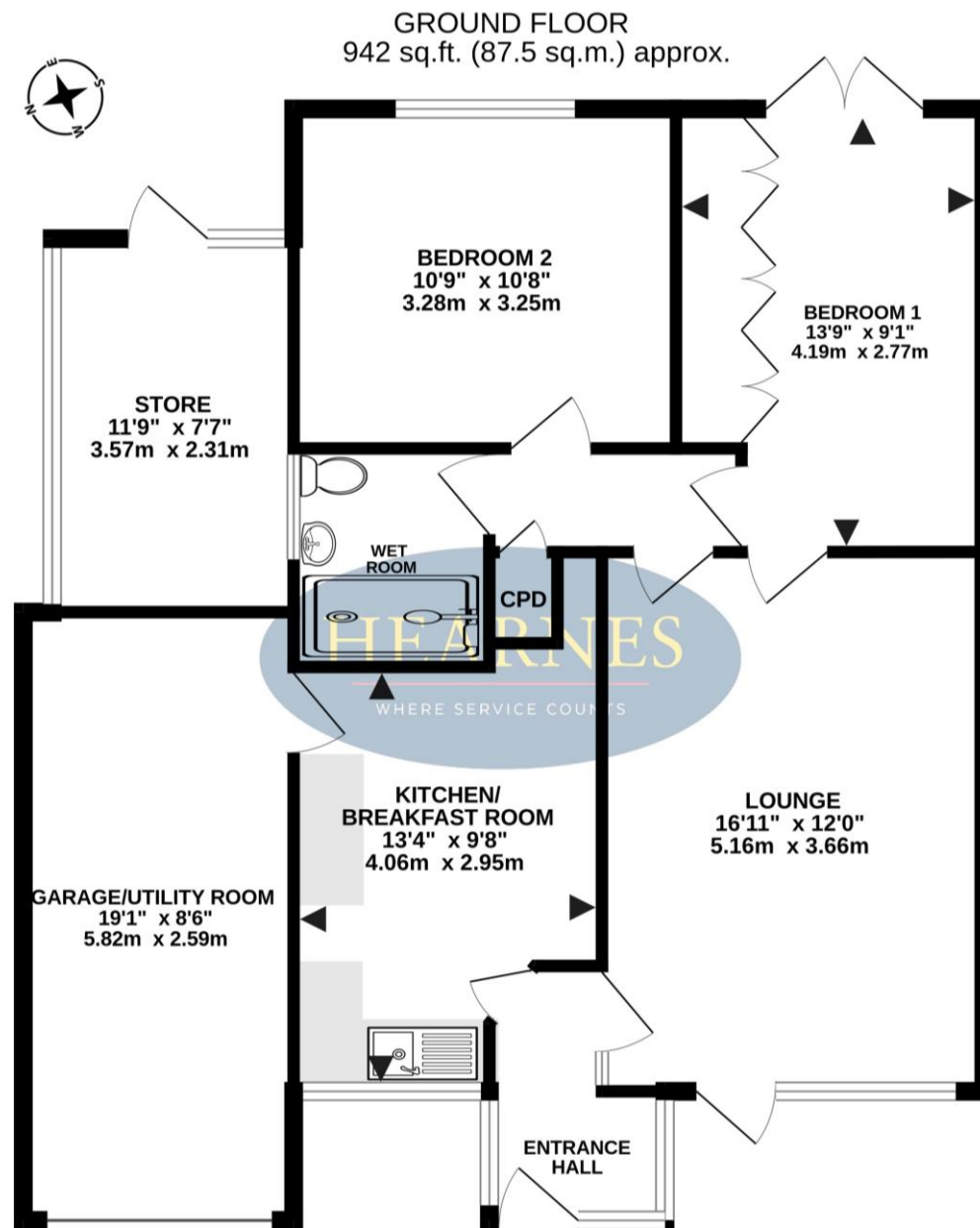
EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Approx. 500 meters from west moors plantation





TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

