



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to secure a charming two-bedroom detached bungalow located in the highly sought-after Coy Pond area, within easy reach of Westbourne Village and a short stroll through Bournemouth Gardens to the town centre and seafront. This property offers spacious living accommodation, including a large conservatory, two double bedrooms, a modern kitchen/breakfast room, a separate living room, garage and a private south-facing rear garden.

A welcoming entrance hallway opens into a bright dual-aspect living room with double doors to the rear garden. From the living room the kitchen/breakfast room is fitted with a range of wall and base units, space for appliances, and a door to the conservatory. The spacious conservatory is a generous size, with utility space and direct access to the garden through double doors.

The property offers two generously sized bedrooms, both with a front aspect. They are served by a bathroom comprising a wash hand basin, bath, and separate shower. A separate WC and useful storage cupboards complete the accommodation.

Externally, the south-facing rear garden is mainly laid to lawn with a raised patio area adjoining the rear of the property, providing a private outdoor space. To the front, a paved driveway offers off-road parking leads to a garage.

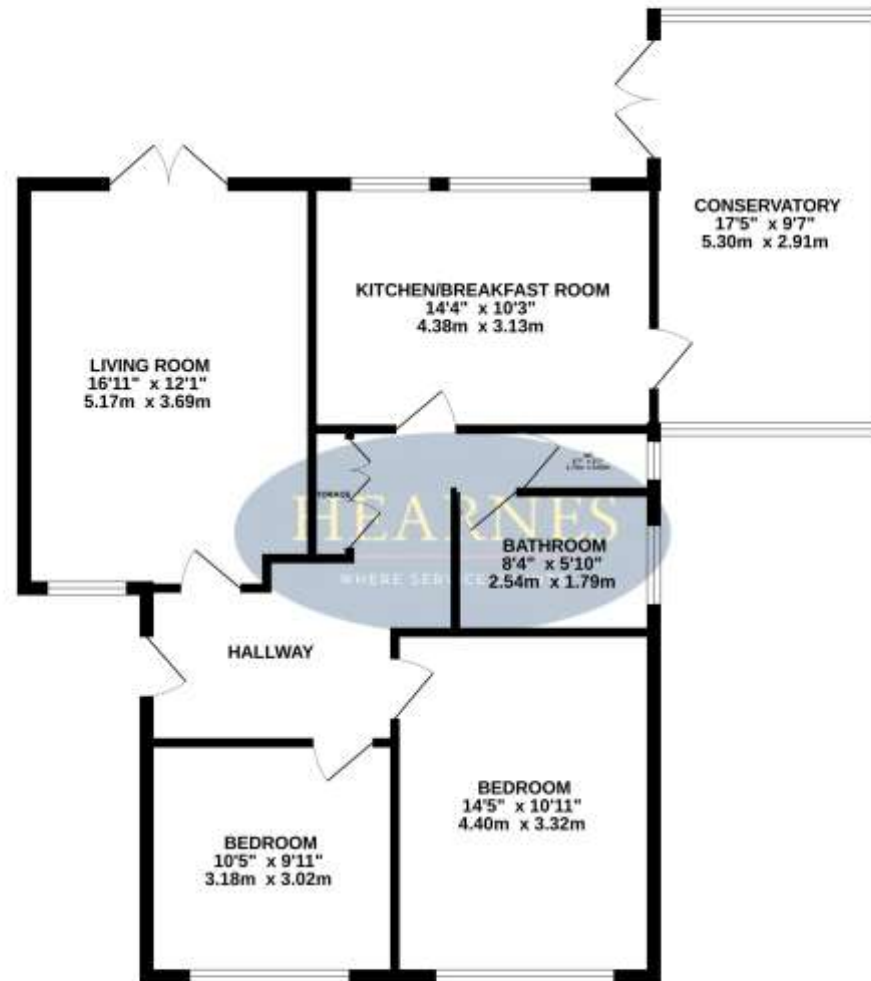
**COUNCIL TAX BAND: D**

**EPC RATING: E**

AGENTS NOTE: 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. 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.



GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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