



## 2-Bedroom Linked-Detached Bungalow Close to Forest Walks

Tenure: Freehold      approx 65.5 sq meters (705 sq ft)

78 Heathfield Road, West Moors,  
Ferndown, Dorset. BH22 0BG

**Price £350,000**

- Entrance Hall
- Lounge with door to front garden
- Kitchen/Breakfast Room
- 2-Double Bedrooms
- Shower Room
- Gas Central Heating & PVCu Double Glazing
- PVCu Soffits & Fascias
- Delightful Gardens, 3 Sheds & Summerhouse
- Driveway, Garage & Store
- Popular Area



Spacious 2-bedroom link-detached bungalow occupying a good plot with delightful landscaped front and rear gardens. The bungalow comprises well-planned accommodation including adaptations for disabled access. The property occupies an ideal location near to local amenities together with protected forest walks. Good road connections give easy access to Ferndown, Wimborne & Ringwood. Features include a mature, private garden & energy efficient solar panels (leased system). Viewing recommended!

#### Accommodation and approximate room sizes:

- Entrance Hall
- Lounge: A bright room with feature fireplace. Door to delightful front garden. • Kitchen/Breakfast Room: Good range of floor and wall cupboards. Space for cooker & space for tall fridge/freezer. Ample room for dining table. Door to attached garage.
- Inner Hall: Cupboard housing combination gas boiler. Hatch to insulated roof space.
- Bedroom 1: Double-bedroom with double doors to rear garden. Fitted wardrobes.
- Bedroom 2: Double-bedroom with rear aspect.
- Shower Room: wet room style shower. Wash basin & WC.
- PVCu Double-Glazing, Soffits & Fascias
- Gas Central Heating & Solar Panels (Leased system).
- Delightful front garden with driveway leading to:
- Attached Garage: Up & over door. Plumbing for washing machine. Door to REAR STORE
- Rear Garden: Delightful mature garden with a wealth of shrubs & evergreens. 3 Garden Sheds & Summerhouse. Overall, the garden enjoys a good degree of privacy & sunshine, approx 50' x 40'.
- Council Tax Band: 'D'      Energy Rating: 'C'

**Agents Note: The property has solar panels which generate electricity. The Company that installed the panels have a formal lease of the external roof space from 2010 for 25 years (2035), on which the panels are mounted. Electricity generated during the day is provided to the owner of No.78, free of charge, all electricity which is not used is fed into the National Grid and any payments for this are made to the Company who installed the panels.**

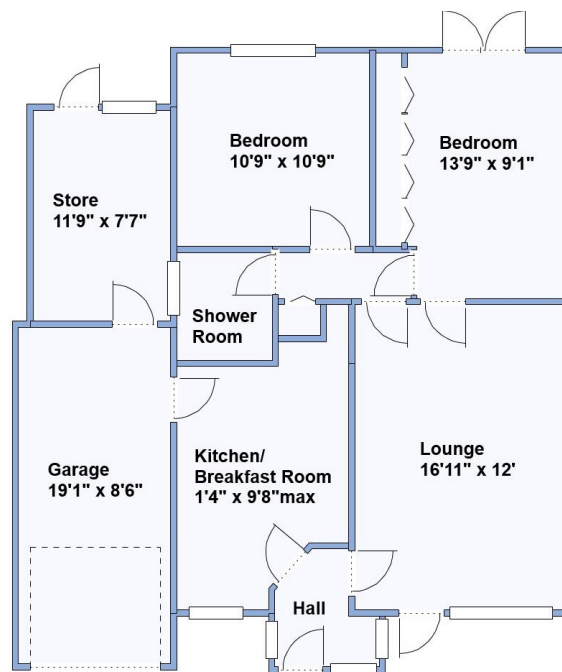


Front Garden



Plot Plan for identification only

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05069



This drawing has been prepared for diagrammatic purpose only. Not to scale.



Bedroom



Sunny Garden



Kitchen



Lounge



Sunny Garden