



**Merino Way, West Moors
Dorset BH22 0PH**

Merino Way, West Moors, Dorset BH22 0PH

FREEHOLD PRICE £180,000

A well-presented and modern, two bedroom semi-detached retirement bungalow with a minimum occupation age of 60 years. Enjoying a small mews style development with landscaped grounds and close to the village centre of West Moors.

On entering the property you are immediately greeted with a spacious entrance hall. There is a generous size lounge/dining room which enjoys a dual aspect, having a double glazed bay window facing a southerly aspect and overlooking the beautifully kept communal gardens. An archway leads through into the kitchen which has a recess for a cooker with extractor hood above, recesses for all other appliances and a double glazed window overlooking the communal gardens.

Bedroom one is a good size double bedroom and benefits from two fitted single wardrobes, bedside cabinets and cupboards fitted over the bed recess. With the edition of a floor the ceiling wardrobe with sliding doors. Bedroom two also has a good selection of fitted bedroom furniture to include two fitted single wardrobes, cupboards and shelving.

The bathroom has a modern white suite incorporating a panelled bath, mixer taps, shower hose and glass shower screen.

Merino Way is set within beautifully kept communal landscaped grounds, with lawned areas, well-stocked shrub borders and flower beds. There is bench seating for residents, clothes drying areas and a footpath which extends through to a communal parking area where there is visitors and residents parking.

Further benefits include double glazing and the property is also offered with no onward chain.

The village centre of West Moors offers a good selection of day to day amenities and is located approximately half a mile away. Ferndown offers a further range of shopping, leisure and recreational facilities and is located less than half a mile away.

Agents Notes: Minster Property Management Limited oversee the up keep of the grounds, footpaths and gutters at an annual cost of approximately £600 per resident, per annum.

COUNCIL TAX BAND: D

EPC RATING: D

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.





TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2015

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Fax: 01202 890777 www.hearnes.com

Office also at: Ringwood 01425 489955, Bournemouth 01202 317317 and Wimborne 01202 842922

