



HEARNES

WHERE SERVICE COUNTS

# Coy Pond, Poole

## FREEHOLD PRICE OIEO £500,000

An impressive three bedroom chalet bungalow located in the premier Coy Pond location within easy reach of the popular Westbourne Village and Bournemouth Town Centre via the beautiful Bournemouth Gardens. The property has been superbly maintained by the current owner and features a modern kitchen/breakfast room, spacious living dining room, separate study and ample off road parking with garage.

On entering the property a welcoming entrance hall leads into a large living/dining room offering a pleasant outlook to the front aspect along with access to the rear garden. The dining area leads into a separate study which could also be utilised as a fourth bedroom. A modern kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface and also provides access to the rear garden. The ground floor accommodation is complete with a generously sized double bedroom and modern family bathroom.

Situated on the first floor is the property's two remaining bedrooms, a separate WC and access to ample eaves storage.

Externally the property features a private rear garden being mainly laid to lawn with a range of established flower and shrub borders along with a large decked and paved seating area. To the front a driveway provides ample off road parking and leads to a garage.

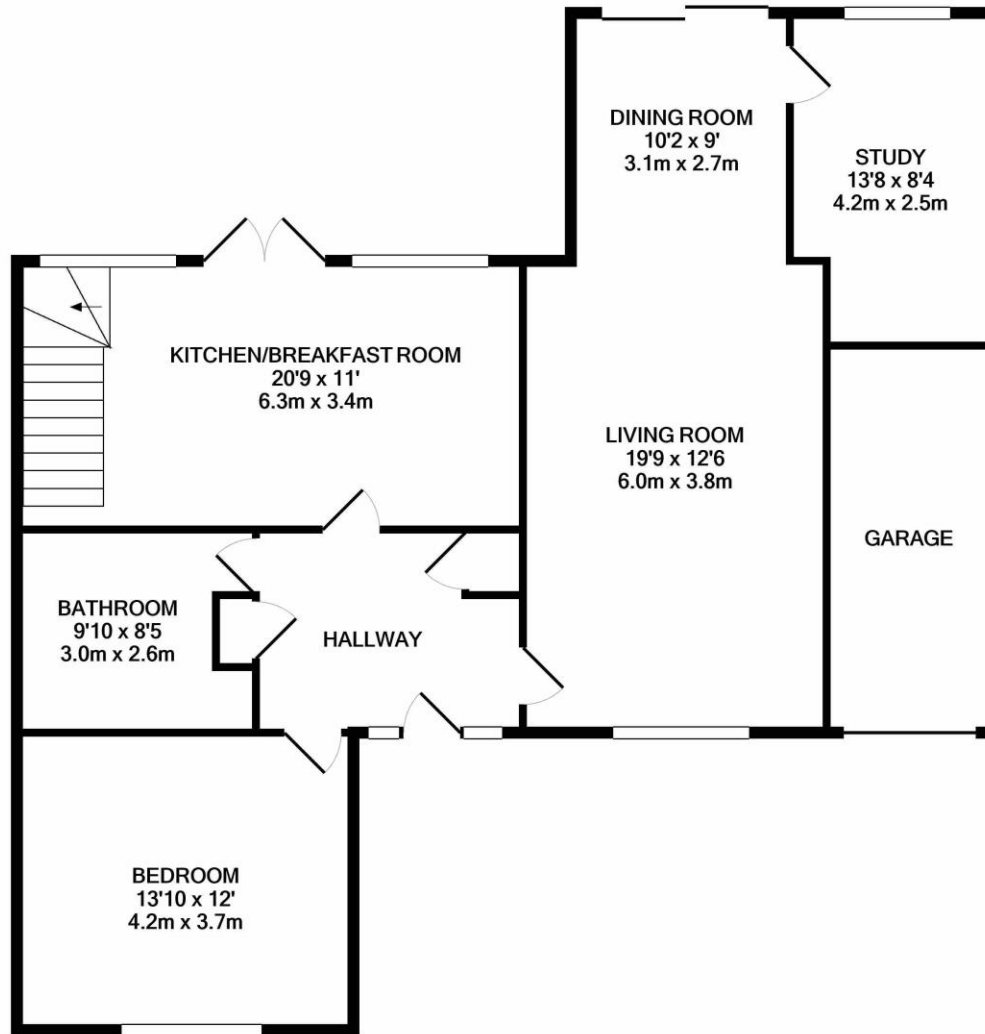
**COUNCIL TAX BAND: E**

**EPC RATING: D**

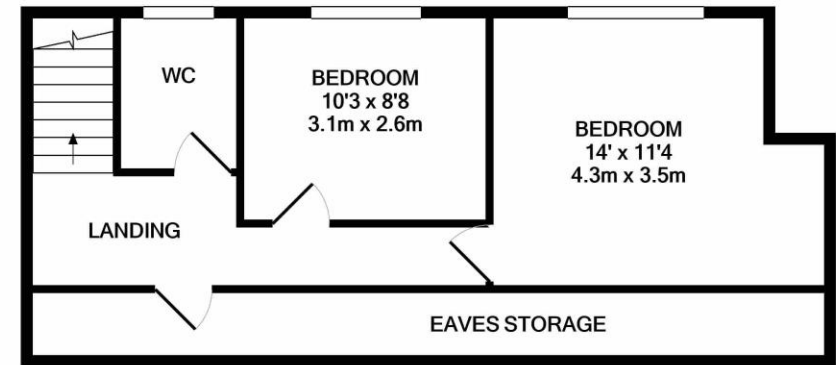
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 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  
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