



Connells

West Way
Bournemouth

West Way Bournemouth BH9 3EE

for sale guide price
£396,000



Property Description

Welcome to West Way - A Spacious Three-Bedroom Detached Bungalow in a Sought-After Location.

Nestled in a highly desirable and peaceful area of BH9, this charming three-bedroom detached bungalow offers a wonderful opportunity to secure a spacious and versatile home with generous outdoor space and stunning open views towards Hurn Airport.

Set back from the road, the property benefits from off-road parking, as well as a detached garage -ideal for additional storage, a workshop, or secure parking.

Inside, the accommodation is thoughtfully laid out. The home features three well-proportioned bedrooms, perfect for families, downsizers, or those seeking additional guest or office. The welcoming living areas are complemented by two separate conservatories, offering an abundance of natural light and providing ideal spaces for relaxing, dining, or enjoying views of the garden all year round also a professionally fitted alarm system.

The property also boasts a good-sized kitchen and a family bathroom, with potential to modernise or extend, making this an exciting prospect for buyers looking to add their own stamp.

Outside, the rear garden offers a private and tranquil space-ideal for entertaining,

gardening, or simply enjoying the peaceful surroundings. From here, you'll also benefit from open views across to Hurn Airport, giving a unique and scenic aspect to this already appealing home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Brick built inner side aspect door with UPVC front door with underfloor heating

Front Conservatory

15' 1" x 4' (4.60m x 1.22m)

Underfloor heating

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

Rear aspect double glazing window with a rear aspect radiator with bifold doors into front porch

Kitchen

11' 10" x 18' 3" (3.61m x 5.56m)

White wall & base units, rear aspect double glazing window, tiled over counter with dishwasher built in plus free standing fridge freezer.

Conservatory

28' 10" x 8' (8.79m x 2.44m)

To the rear, tiled, upvc and double glazing

Entrance Hall

Has an airing cupboard, storage and hanging cupboard with access into loft storage

Bedroom 1

14' 4" x 8' 11" (4.37m x 2.72m)

Rear aspect double glazing bay window with a radiator on entrance wall.

Bedroom 2

12' x 8' 11" (3.66m x 2.72m)

Rear aspect double glazing bay window with radiator on entrance wall

Bedroom 3

8' 11" x 7' 2" (2.72m x 2.18m)

Rear aspect double glazing with south aspect double glazing and a radiator.

Bathroom

5' 3" x 9' 11" (1.60m x 3.02m)

4 piece suite, bath, walk in waterfall shower, WC plus wash hand basin. Tiled floor to ceiling, rear aspect double glazing with heated towel rack and underfloor heating.

Front Garden

Wraps around front and has views all the way to turn.

Rear Garden

Block paved patio with cellar underneath to property

Parking

Dropped curb driveway for 1 car and electric









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307506



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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