



Connells

High Trees Walk
Ferndown



Property Description

Situated in a sought after location in Ferndown is this superbly positioned set back from the road with hardstanding parking for multiple vehicles,

FOUR bedroom detached bungalow, Benefits include WET ROOM, shower room , two reception rooms, TWO GARAGES, green house and a enclosed rear large back garden with front gates access.

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 £300 inc VAT towards the preparation cost of the pack.

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 Hall

radiator and storage cupboard.

Lounge

16' 9" x 13' 5" MAX (5.11m x 4.09m MAX)

Carpeted with front and side aspect double glazed window, feature fireplace with mantle, radiator and TV and telephone point.

Kitchen/Diner

17' 2" MAX x 12' 9" (5.23m MAX x 3.89m)

Tiled floor with part tiled walls, range of wall and base units with breakfast bar area with 2 double glazed side and rear aspect windows and door to conservatory, 4 ring gas hob with extractor hood and fan over, integrated oven, stainless steel sink with drainer and mixer tap and space for washing machine.

Conservatory

Side and aspect double glazed windows and doors to rear garden.

Wet Room

Fully tiled walls with low level WC, handwash basin with taps, shower unit with shower curtain and hand rails and rear aspect double glazed window.

Main Bedroom

17' 7" MAX x 12' (5.36m MAX x 3.66m)

Carpeted with boarded eaves storage, double glazed rear aspect window and radiator.

Bedroom 2

14' 7" MAX x 13' (4.45m MAX x 3.96m)

Carpeted with double glazed front aspect bay window and radiator.

Bedroom 3

13' 9" MAX x 10' 5" (4.19m MAX x 3.17m)

Carpeted with double glazed rear and side aspect window, built in cupboard and radiator.

Bedroom 4

12' 8" MAX x 10' 2" (3.86m MAX x 3.10m)

Carpeted with double glazed front aspect window, boarded eaves storage, built in cupboard and radiator.

Shower Room

Low level WC, handwash basin with taps and tiled splashback, shower unit with rear aspect double glazed window, shower cubical with glass shower screen.

Garage

18' 5" x 8' 9" (5.61m x 2.67m)

Garage with up and over door, access to garden door, power and light.

Garage/Workshop

18' 5" x 8' 9" (5.61m x 2.67m)

Garage with up and over door, access to garden door, power and light.

Front Garden

Hardstanding driveway with parking for multiple vehicles, mature bushes and access to garage and rear gated side access.

Front Garden

Mainly laid to lawn with part patio with mature bushes and trees, green house, garages with single door access and gated access to front.









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

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EPC Rating: C

Tenure: Freehold

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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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