

8 Bere Close  
West Canford Heath  
Poole BH17 9AR

Price **£369,950** Freehold



SET IN A QUIET CUL-DE-SAC LOCATION  
IN WEST CANFORD HEATH, THIS WELL  
PRESENTED THREE BEDROOM DETACHED  
FAMILY BUNGALOW IS OFFERED FOR SALE  
WITH NO FORWARD CHAIN.



Total area: approx. 71.6 sq. metres (770.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

**\* ENTRANCE HALL**

**\* LOUNGE 17'8" x 11'5" (5.42m x 3.5m)**

**\* KITCHEN/BREAKFAST ROOM 13'9" x 9'8" (4.24m x 2.98m)**

**\* BEDROOM ONE 13'6" x 9'3" (4.14m x 2.83m)**

**\* BEDROOM TWO 10'7" x 9'9" (3.26m x 3m)**

**\* BEDROOM THREE 9'8" x 6'7" (2.98m x 2.04m)**

**\* FAMILY BATHROOM 8'8" x 6'6" (2.68m x 2.01m)**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* FRONT AND REAR GARDENS**

**\* DOUBLE GLAZING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**







**ABOUT THIS PROPERTY**

UPVC double glazed front door leads to the entrance hall with built in airing cupboard, further built in cupboard and access to loft space. The spacious lounge is to the front of the property with feature gas fire and hearth. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, dishwasher and fridge/freezer, wall mounted 'Worcester' gas fired central heating boiler, roll top work surfaces, integrated double oven and four ring electric hob, part tiled walls and window and door to the side aspect.

The three bedrooms are all to the rear of the property overlooking the garden. The family bathroom is modern fitted with panel enclosed bath with mixer tap and shower attachment, fully tiled corner shower cubicle, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, wall mounted mirrored medicine cabinet and fully tiled walls.

The front garden is mainly laid to shingle and shrub borders with tarmac driveway providing off road parking. There is access along both sides of the property leading to the rear garden which is mainly laid to shingle with shrub and herbaceous borders. Timber shed.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit along Canford Heath Road. At the next roundabout turn left into Tollerford Road and then take the second turning on the left hand side into Bere Close.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1790**