

Property details approval form

3 Cresta Gardens, West Parley, Ferndown, Dorset, England, BH22 8LY

Date: 29 June 2026

Property Ref and Version: FDN306629 - 0003

Not for marketing purposes INTERNAL USE ONLY

**Selling your home
with us!**

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £600,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > FOUR BEDROOM DETACHED FAMILY HOME
- > SOUGHT-AFTER WEST PARLEY LOCATION
- > GENEROUS, WELL MAINTAINED GARDEN
- > TWO BATHROOMS
- > LARGE DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- > DOUBLE GARAGE & CAR PORT

○ Short Description

A well-presented four-bedroom detached family home situated in the sought-after area of Parley. This spacious property offers two generous reception rooms, two bathrooms, and a thoughtfully designed layout ideal for modern family living.

○ Long Description

This well-presented four-bedroom detached family home, ideally situated in the sought-after area of West Parley. The property has been lovingly maintained and offers spacious, accommodation throughout, perfectly suited to family living.

The ground floor comprises two generously proportioned reception rooms, providing flexible space for both formal entertaining and relaxed day-to-day living. A well-appointed kitchen overlooks the rear garden and offers ample storage and workspace, with convenient access to the garden. Upstairs, the property boasts four well-sized bedrooms, including a comfortable principal bedroom, complemented by two bathrooms to accommodate family needs.

Externally, the home continues to impress with a substantial driveway offering extensive off-road parking for multiple vehicles, as well as a Double garage & car port providing excellent storage or potential for workshop use. The large, beautifully

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maintained rear garden offers a private and peaceful setting, ideal for outdoor entertaining, family activities, or simply enjoying the surroundings.

West Parley is a highly regarded residential location, benefiting from a strong community feel while remaining conveniently close to a range of everyday amenities. A selection of local shops, cafés and popular eateries can be found nearby in Ferndown, Bournemouth and West Moors, catering for a variety of lifestyles.

The area is also well served by excellent transport links, with easy access to the A31.

O Directions

O Agents Note

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○ Room Description

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.

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Floor Plan



Total floor area 207.4 m² (2,232 sq.ft.) approx
 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.propertybox.io



Approval

	Signature	Date
Bradley French		29.6.2026
Mr C.D. Culpin		29.6.2026