

# 85, West Way, Bournemouth, BH9 3DT





# Property overview

## Guide Price £500,000

An extended three-bedroom detached house in the sought-after road of West Way, Bournemouth.

Convenient for Castlepoint Shopping Park (1.6 miles), Royal Bournemouth Hospital (2.7 miles), scenic walks of Stour Valley Nature Reserve, Redhill Park and Queens Park Golf Course (0.9 miles, 0.8 miles and 1.4 miles respectively), as well as popular pre, primary/academy and grammar schools.

The accommodation offers an entrance hallway with understairs storage + WC, a separate lounge (could be used as a fourth bedroom), and an open plan kitchen/diner which opens to an additional reception room/snug on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Externally, there is a garden and driveway parking for 2-3 cars at the front. To the rear, there is a south westerly facing patio/garden.

The property also benefits from UPVC double glazing, some original character features, and gas-fired central heating.



# Accommodation

## **Front External:**

Front garden section laid to lawn, enclosed by fence and wall, driveway parking for 2-3 cars, gate to side and rear, steps and composite front door to:

## **Entrance Hall 16' 3" max x 8' 2" max (4.95m x 2.49m)**

Stained/leaded glass window to front aspect, radiator, stairs to first floor, doors to accommodation, under-stairs storage and door to:

## **Under-Stairs WC: 4' 0" x 2' 10" (1.22m x 0.86m)**

Obscured window to side aspect, part tiled walls, wash hand basin, WC.

## **Open Plan Kitchen/Diner/Reception: (U Shaped) 24' 0" x 20' 1" (7.31m x 6.12m)**

## **Kitchen Area: 20' 6" x 10' 0" (6.24m x 3.05m)**

Spotlights, range of eye and base level units, window to side and rear aspects, stainless steel one and a half bowl sink/drainage, space for appliances (dishwasher, washing machine, dryer, fridge/freezer), cupboard housing gas-fired combination boiler, range cooker with extractor fan over, open plan with:

## **Dining Area: 9' 10" max x 9' 4" max (2.99m x 2.84m)**

Patio doors to garden, radiator, laid to wood flooring, opening to kitchen, open plan with:

## **Second Reception/Snug: 13' 6" max x 11' 5" max (4.11m x 3.48m)**

Door from hallway, radiator, laid to wood flooring.

## **Lounge: 14' 2" max into bay x 12' 6" max (4.31m x 3.81m)**

Radiator, bay window to front aspect, laid to wood flooring.

## **First Floor Landing: 8' 3" max into stairwell x 7' 10" max (2.51m x 2.39m)**

Character stained glass window to side aspect, doors to accommodation.

## **Bedroom One: 14' 3" max into bay x 11' 4" max into fitted wardrobe (4.34m x 3.45m)**

Bay window to front aspect, range of fitted mirrored fronted wardrobes, radiator.

## **Bedroom Two: 13' 5" max x 11' 4" max (4.09m x 3.45m)**

Window to rear aspect, radiator.

## **Bedroom Three: 8' 3" x 7' 10" (2.51m x 2.39m)**

Window to front aspect, radiator.

## **Bathroom: 9' 4" x 8' 2" (2.84m x 2.49m)**

Hatch to loft, spotlights, obscured windows to side & rear aspects, radiator, pedestal wash hand basin, panelled bath (with mixer taps handheld attachment, shower and glazed shower screen over).

## **Rear External:**

South westerly facing, enclosed by fence and foliage, laid to patio and mainly to grass, raised flower beds, external power sockets, outside tap.

# Photography



























# Floor Plan

# EPC



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85 West Way BOURNEMOUTH BH9 3DT	Energy rating <b>C</b>	Valid until:	4 April 2033
		Certificate number:	5137-3624-5200-0875-5202

Property type	Detached house
Total floor area	119 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

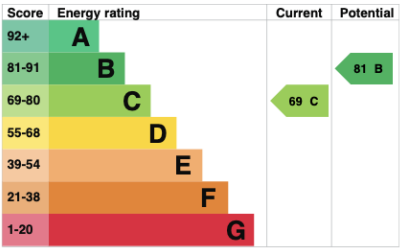
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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