

# Property details approval form

21 St. Cleeve Way, Ferndown, Dorset, England, BH22 8LE

**Date:** 12 February 2026

**Property Ref and Version:** FDN306379 - 0004

**Not for marketing purposes INTERNAL USE ONLY**

## Selling your home with us!

### O 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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## O Price

£375,000

Tenure: Freehold

## O Key Features

- > Energy Rating: Awaited
- > 3 BEDROOM HOUSE
- > FERNDOWN LOCATION
- > FRONT AND REAR GARDEN
- > GARAGE WITH UP AND OVER DOOR
- > EN SUITE & FAMILY BATHROOM
- > ADDITIONAL PARKING SPACE

## O Short Description

Three bedroom house offering excellent potential for modernisation, with 3 bedrooms one with en suite shower room, family bathroom, front and rear garden and garage, situated in a desirable Ferndown location.

## O Long Description

This three-bedroom semi-detached house, located in the sought-after Ferndown area, offers excellent potential for buyers looking to modernise and create a comfortable family home tailored to their own tastes.

The property features a well-proportioned layout, including a generous principal bedroom with an en-suite shower room, a further two bedrooms, and a family bathroom.

The living accommodation provides a good balance of space, with the opportunity to update and enhance throughout.

Externally, the house benefits from both front and rear gardens, providing pleasant outdoor space for relaxation, entertaining, or family use. A garage adds valuable storage and parking, complementing the driveway and overall practicality of the home.

Situated in a popular residential area, the property is conveniently located for local amenities, schools, and transport links, making it an ideal choice for families, investors, or anyone seeking a property with scope for improvement in a desirable location.

## O Directions

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## ○ Agents Note

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## ○ Room Description

### **Entrance Hall**

Carpeted with doors to all rooms and radiator.

### **Wc**

Front aspect double glazed window, Low level WC, hand wash basin with tiled splashback and radiator.

### **Lounge**

Carpeted with double glazed rear aspect windows and double doors to rear garden, electric feature fireplace with mantle, understairs storage cupboard, TV and telephone point and radiator.

### **Kitchen**

Front aspect double glazed window, a range of wall and base units with part tiled walls, 4 ring gas hob inset into worktop with extractor fan and hood over, oven below, stainless steel sink with drainer and mixer tap and space for under counter fridge, washing machine and dishwasher and free standing fridge/freezer, wall mounted boiler and radiator.

### **Landing**

#### **Bedroom 1**

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

#### **En Suite**

Part tiled walls with Low level WC, hand wash basin and shower cubical with glass shower door and ladder radiator.

#### **Bedroom 2**

Carpeted with front aspect double glazed window, built in wardrobes and radiator.

#### **Bedroom 3**

Carpeted with rear aspect double glazed window and radiator.

### **Bathroom**

Part tiled walls with double glazed rear aspect window, Low level WC, hand wash basin and panel bath with shower over and glass shower screen.

### **Rear Garden**

Enclosed rear garden with part patio and part artificial lawn and brick flower beds with a range of mature bushes and trees.

### **Front Garden**

Part artificial lawn with path to front door and mature bushes and gated side access to the rear garden.

### **Garage**

Single garage with up and over door and power.

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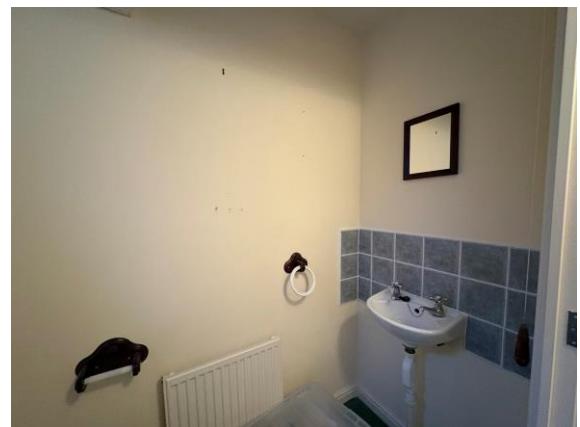
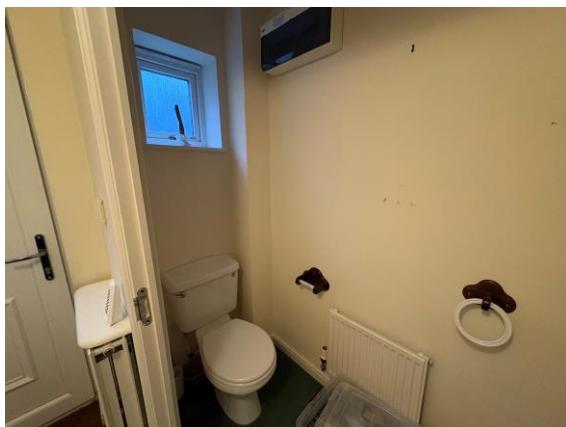
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## ○ Property Images



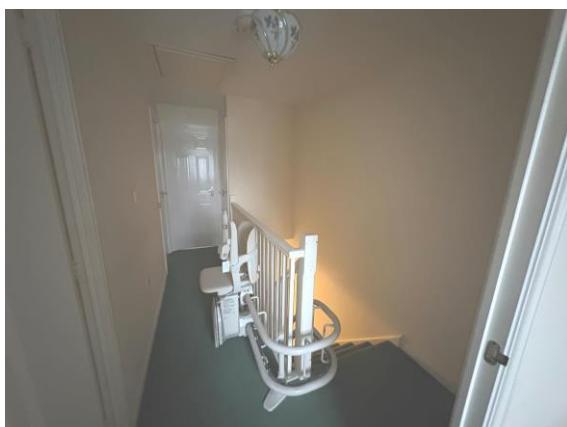
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## O Floor Plan

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## O Approval

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	<b>Signature</b>	<b>Date</b>
Bradley French		
Mrs D. Austin		