



Coy Pond Road, Dorset, BH12

£550,000 *Freehold*



A detached chalet bungalow set in an enviable position backing directly on to the Coy Pond Gardens. The property benefits from a good size plot with landscaped front & rear gardens.

KEY FEATURES

- Detached chalet bungalow
- Three bedrooms
- Large lounge diner
- Fitted kitchen
- Integral garage with additional off road parking
- Large south facing rear garden
- Vacant possession



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DESCRIPTION

An excellent opportunity to acquire a detached three-bedroom chalet bungalow, nestled in a quiet and highly desirable residential pocket of Coy Pond, Poole.

Available with the distinct advantage of vacant possession and no forward chain, this property is a blank canvas ripe for modernisation, cosmetic updating, or remodeling (subject to the necessary planning permissions).

The ground floor accommodation centres around a remarkably spacious lounge and dining diner, flooded with natural light and offering a perfect footprint for contemporary living. The adjacent fitted kitchen provides functional workspace with immediate access out to the garden.

The flexible layout includes three bedrooms distributed across the chalet design, catering easily to families, downsizers, or those looking to enjoy the famous nearby scenic walks around the pond and gardens. Externally, the property truly shines with its large, south-facing rear garden.

This sunny, private outdoor haven is perfect for keen gardeners, alfresco dining, and safe child's play. To the front, the property features a practical driveway providing off-road parking, leading to an integral garage which offers excellent storage or conversion potential.





LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260175>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

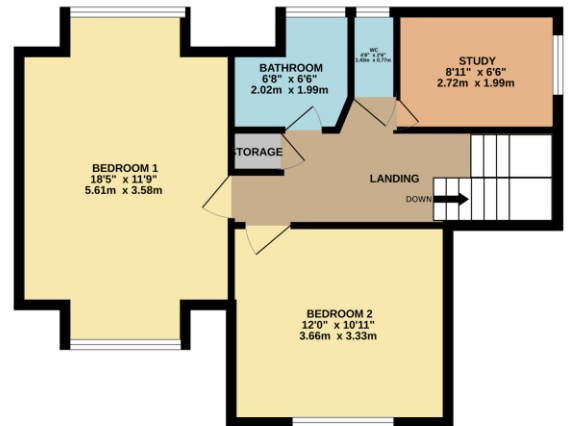
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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