



1 Bedroom Bungalow Style Property  
BH22 8SN



# £795 pcm BH22 8SN

**Avalon Estates** - A One-bedroom detached Bungalow style property with private garden and of road parking. Offered for immediate occupation. This stylish and spacious property is in the very sought-after residential area of West Parley near Ferndown. Offered in excellent condition throughout. This Charming property is located within easy walking distance of the West parley shopping parade which offers a god selection of local shops which include a Tesco Express. The property is also conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Ferndown town. Water/Sewage and Council Tax included in monthly rent. Pets Considered.



### Entrance Hallway

The property is accessed via a Obscure Double glazed door, into the generously sized entrance hall. Smooth plastered ceiling with inset spotlights, Double glazed window to the front aspect, loft access hatch, 1 x Radiator and doors off to all accommodation

### Lounge/Dining Room *14'10" x 8'7" 4.53m x 2.63m*

Smooth plastered ceiling with inset spotlights, 1 x Double glazed window to the front aspect, TV point, 1 x Double Radiator, wall mounted cupboard housing the electric breaker box, wall mounted digital heating thermostat, doors into Bedroom, door into kitchen.

### Kitchen *9'11" x 7'2" 3.02m x 2.20m*

Smooth plastered ceiling with inset spotlight, 1 x Obscure double-glazed door giving access to the private garden. A range of base and wall mounted storage cupboards with under unit lighting. Roll top work surface with inset 4 burner gas hob, extractor hood over and electric oven under, inset stainless steel sink and draining board with mixer tap over. Fully integrated appliances Upright fridge freezer, washing machine, Dish washer. Cupboard housing Glow Worm gas central heating boiler, tiled floor door into.

### Shower Room

Smooth plastered ceiling, wall mounted extractor fan, large walk in shower cubicle with plumbed shower, pedestal hand wash basin, LLWC, wall mounted chrome ladder style radiator, tiled floor.

### Bedroom *12'8" x 8'8" 3.87m x 2.64m*

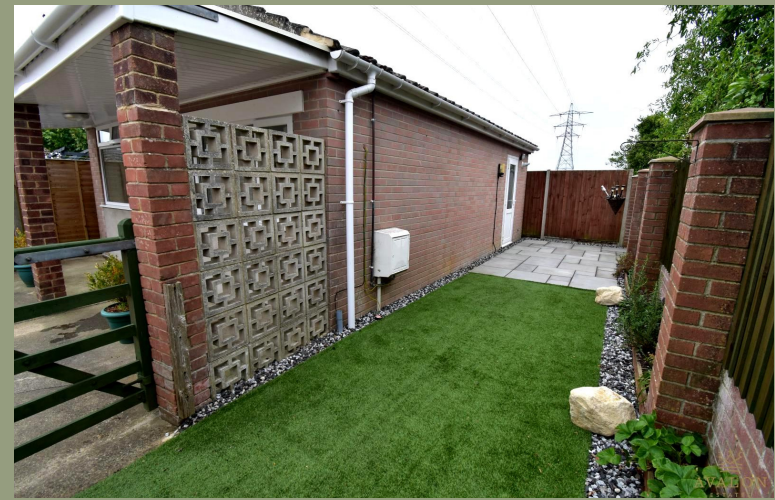
Smooth plastered ceiling, inset spotlights, ceiling mounted smoke alarm, double glazed Velux window, 1 x Radiator.

### Outside Front

The property is accessed via a private driveway which extends to the front of the property and provides an off-road parking space.

### Garden

The garden is enclosed on all sides making it both private and secure. A contemporary style patio adjoins the rear of the property with direct access from the kitchen. The remainder of the garden to laid out with artificial grass and has complementary decorative flower beds with a variety of small shrubs. A wooden pedestrian gate gives access to the front of the property.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive 2002/91/EC 

