



**PETTENGELLS**  
ESTATE AGENTS

22 Westlands, Bransgore, Dorset, BH23 8BY  
Asking Price £399,000

## 22 Westlands, Bransgore, Dorset, BH23 8BY

- Spacious semi detached home
- Lovely village location
- Carport
- Pleasant garden
- Well appointed kitchen
- Bright living room
- Study/occasional third bedroom
- Two large bedrooms
- Bathroom
- Downstairs cloakroom





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS SPACIOUS TWO-BEDROOM SEMI-DETACHED CHALET STYLE HOUSE, SITUATED IN A LOVELY VILLAGE LOCATION.

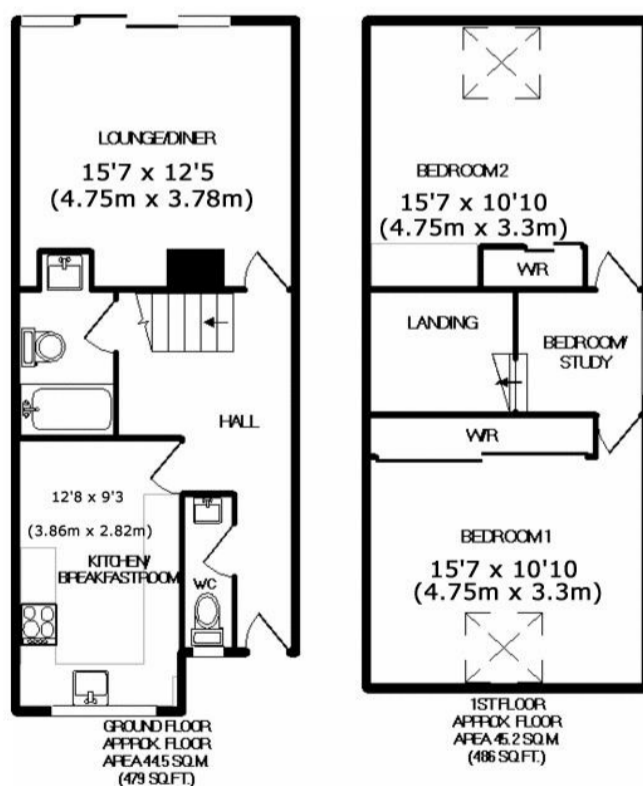
Accommodation: The entrance hall leads into a lovely bright living/dining room which overlooks the rear garden. There is a well appointed kitchen and a downstairs cloakroom. A staircase then leads up to two generous double bedrooms with wardrobes and a bathroom and then further steps up to a useful studio room, perhaps study or potential occasional bedroom (not shown on floorplan).

Outside: To the front is a carport giving off road parking and there's an area of adjoining garden. The rear garden then enjoys a lovely south westerly aspect and comprises lawn, shrubs, paved patio and a shed.

Council tax band: D, Tenure: Freehold

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TOTAL APPROX. FLOOR AREA 88.7 SQ.M (955 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchasers. 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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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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