



Offers in Excess of

£425,000

Freehold

POTTLE WALK, WIMBORNE BH21 2FD



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- ◆ **TERRACED TOWN HOUSE WITH RIVER VIEWS**
- ◆ **FOUR BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **TWO ALLOCATED PARKING SPACES**

A well proportioned, four bedroom, town house within this popular Charles Church development and boasting views across the River Stour, as well as benefiting from being within walking distance of Wimborne Town Centre.

Property Description

The Waters Edge Development was completed in 2015 and comprises of a range of two, three and four bedroom homes that are nestled along the edge of the River Stour, close to Wimborne Town Centre. This particular property has a frontline position offering views across the Stour and beyond, towards Canford,, and the accommodation comprises of a ground floor reception room which has patio doors opening on to the garden. Furthermore, there is a kitchen with open plan dining room with French doors opening on to the rear garden, as well as a cloakroom. A return staircase gives access to the first floor which offers two bedrooms and a multi- functional room which can either be used as a living space or bedroom, all serviced by a family bathroom, and the top floor lays host to the master bedroom suit which benefits from an en-suite facility, as well as a walk in wardrobe. The home benefits from gas fired heating and is double glazed throughout.

Gardens and Grounds

The front garden is laid to lawn and a paved pathway leads to the front door and there is a patio area adjoining, which is accessible from the ground floor reception room. From here you can enjoy the views across the River Stour and beyond. The rear garden is enclosed and has been partly laid to Astroturf, as well as lawn, and there is a garden gate denoting access to the two allocated parking spaces conveyed with the property.

Estate Charge: £293.00 per annum.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 1261 sq ft (117.1 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Two allocated spaces

Garden: South facing

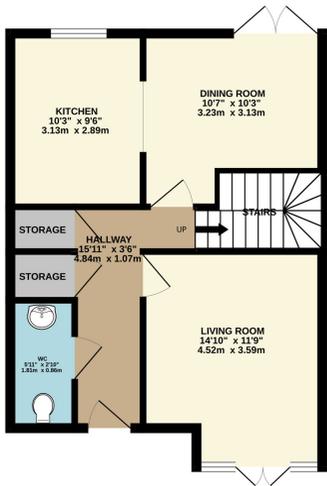
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

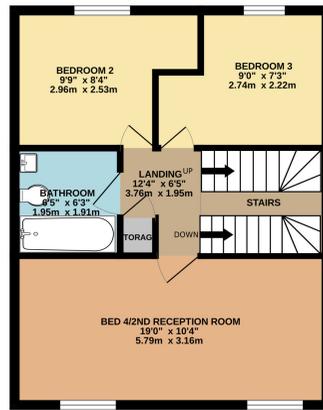
Council Tax Band: E



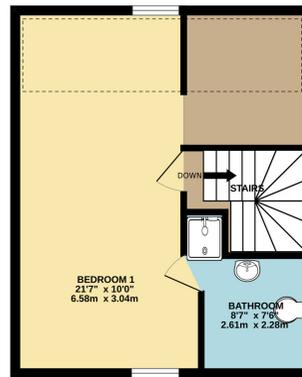
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

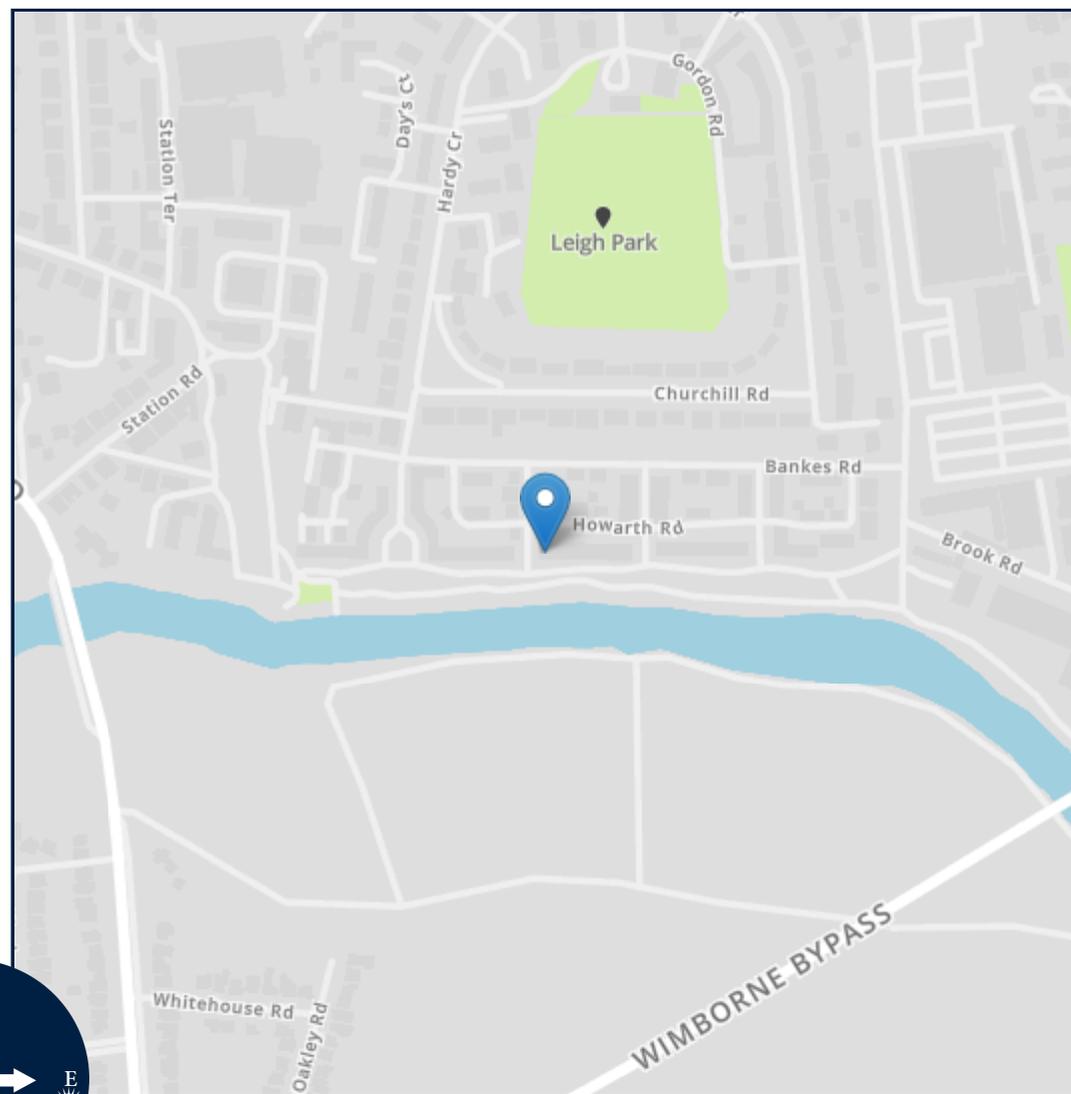
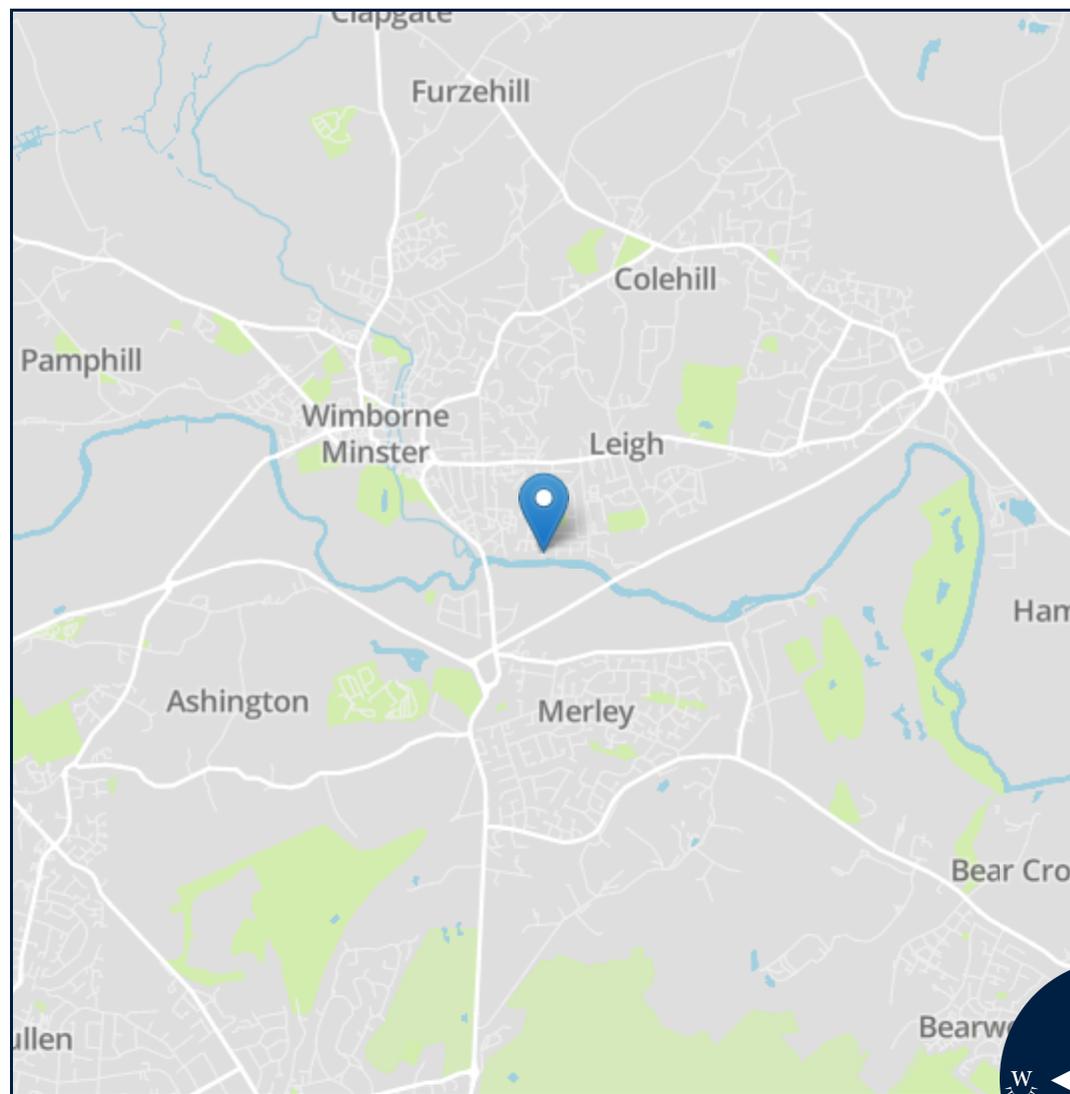


2ND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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