



*Asking Price*

£440,000

BRIDLE WAY, WIMBORNE BH21 2UX

Freehold



- ◆ DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ NO FORWARD CHAIN
- ◆ DETACHED SINGLE GARAGE
- ◆ PRIVATE REAR GARDEN
- ◆ OFF ROAD PARKING
- ◆ GAS HEATING AND DOUBLE GLAZING
- ◆ SOLE AGENTS



A well proportioned and versatile, three bedroom, detached family home located in the heart of Colehill and boasting a detached single garage, private south facing garden and being offered without a forward chain.

### Property Description

A well-proportioned and versatile home which is located in a popular residential location within the heart of Colehill and boasting preferred school catchment qualifications. This particular property is situated towards the northern edge of the development, close to the Cannon Hill Plantation with its wealth of gravel trial ways and woodland walks. The accommodation comprises a living room, open plan kitchen/dining room and cloakroom to the ground floor and three bedrooms, of which two are doubles, and a modern fitted family bathroom to the first floor. The home benefits from being entirely double glazed throughout and offer gas fired heating.





## Gardens and Grounds

The front garden is laid to ornate hard standing and the driveway leads to the right hand side of the property and is suited to two vehicles. The driveway provides access to the single detached garage with an up-and-over style door and it benefits from power and light. A garden gate denotes access to the rear garden, which is split into two principal sections. The first is a paved patio area which spans the entire rear elevation of the home, and the second is a kept lawn with mature beds denoting its boundaries, along with a selection of closed panel fences.

## 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: 756 sq ft (70.2 sq m)

Heating: Gas fired (Vented) approx. 4 yrs old with annual service schedule

Glazing: Double glazed

Parking: Driveway & single detached garage

Garden: South facing

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

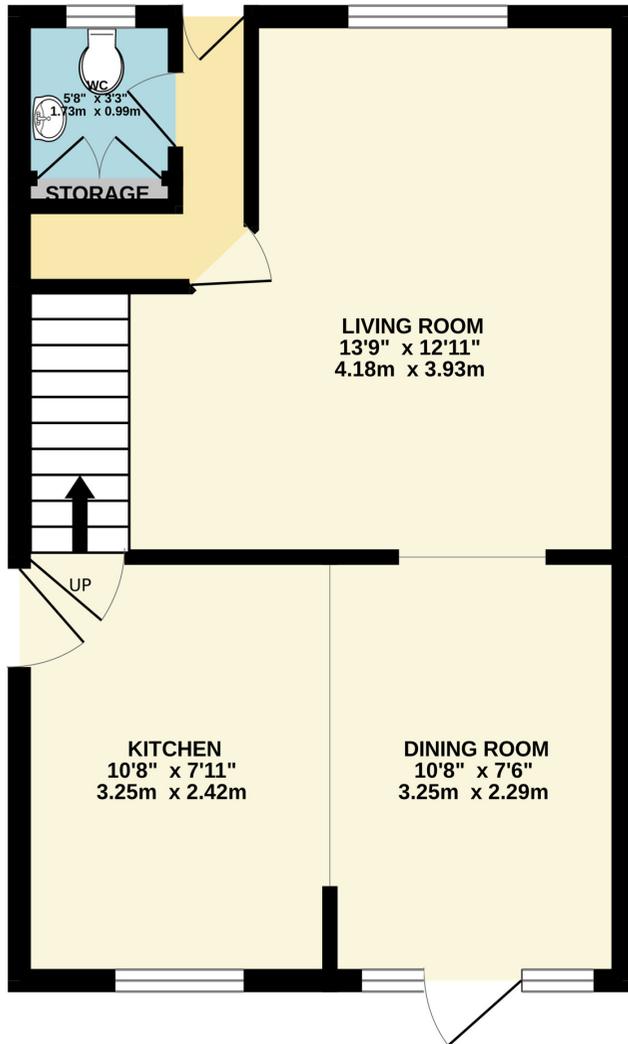
Local Authority: Dorset Council

Council Tax Band: D

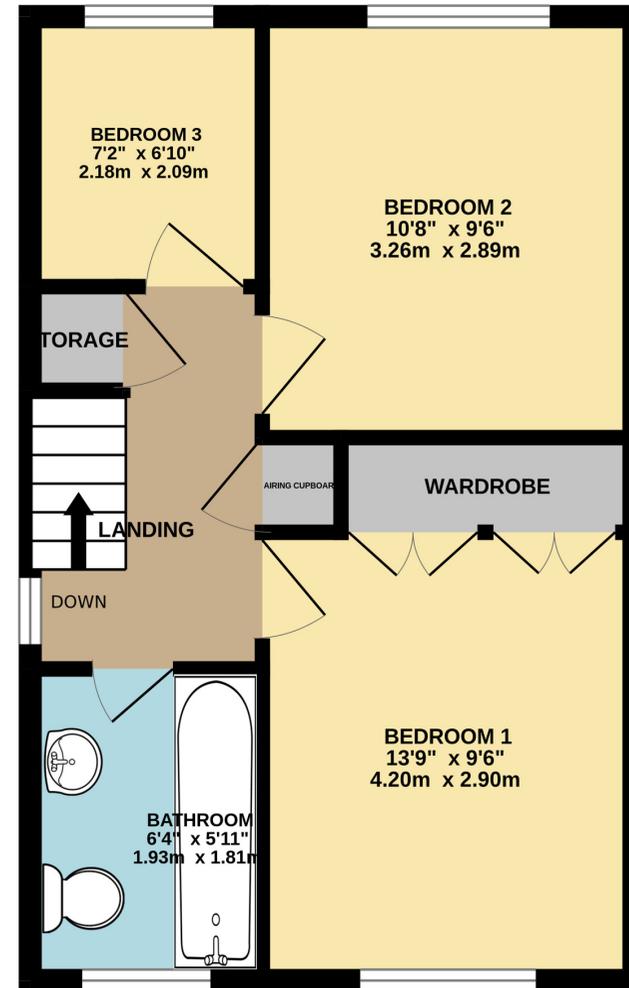


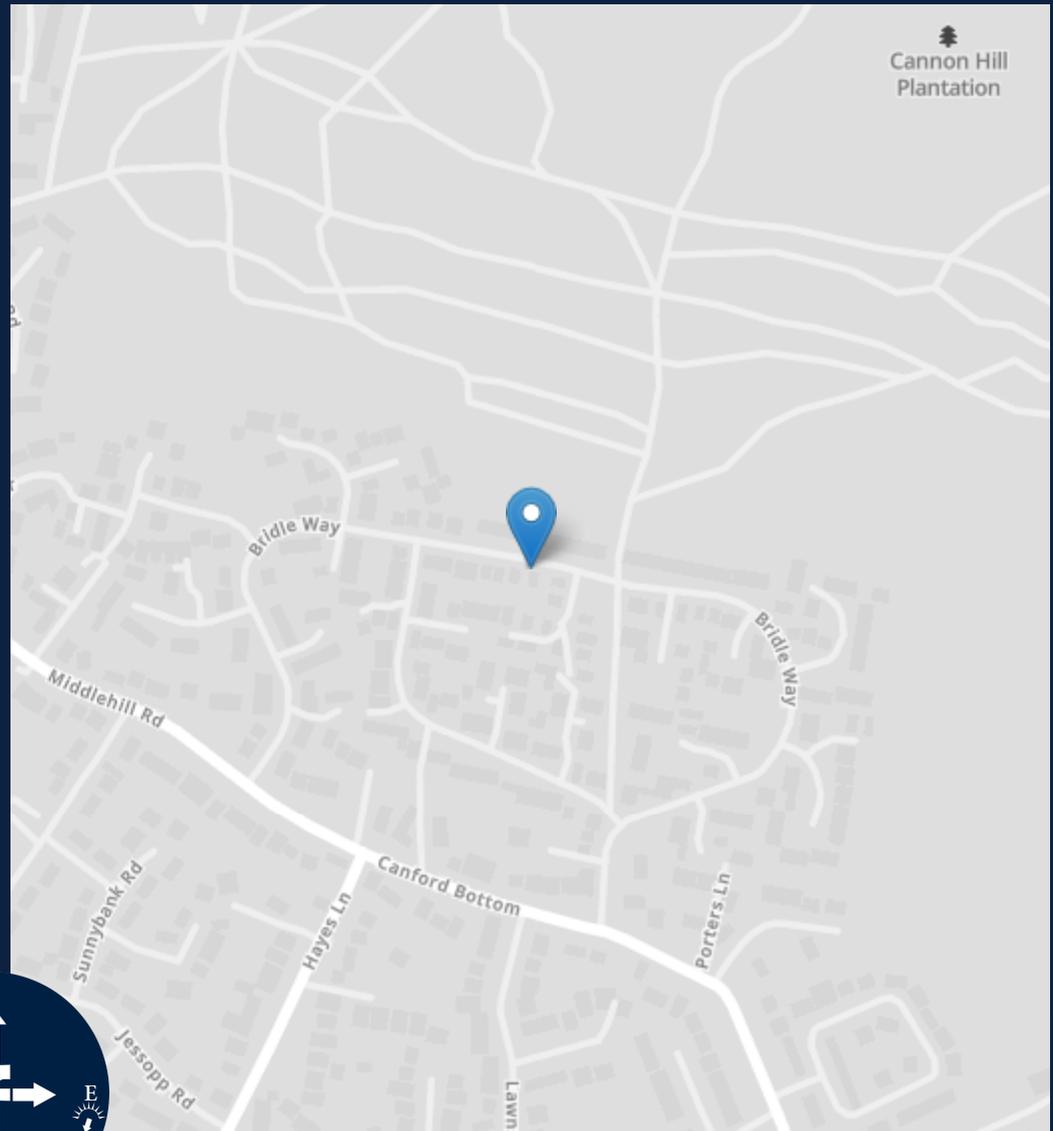
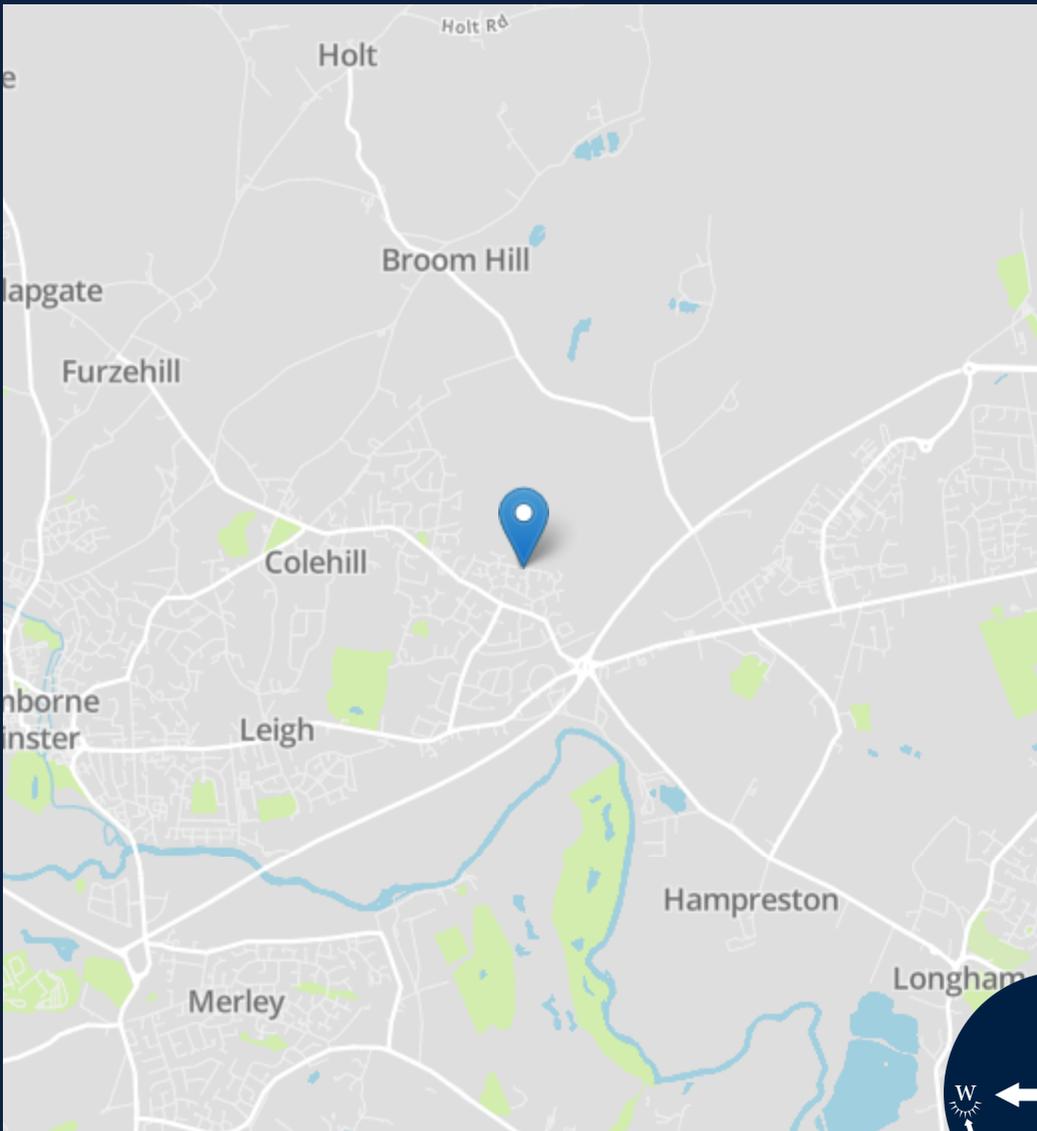


GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



FIRST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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