



Asking Price

£550,000

WESTON ROAD, WIMBORNE BH21 2SF

Freehold



- ◆ **GENEROUS THREE BEDROOM BUNGALOW**
- ◆ **ENSUITE FACILITY TO MASTER BEDROOM**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **SOUTH FACING GARDEN**
- ◆ **NO FORWARD CHAIN**
- ◆ **AMPLE OFF ROAD PARKING**
- ◆ **DETACHED GARAGE**
- ◆ **SOLE AGENTS**

A very well proportioned and deceptive three bedroom, semi-detached, bungalow boasting a large south facing garden, generous off road parking and preferred school catchment qualifications.

Property Description

Weston Road is positioned within the heart of Colehill and comprises a selection of detached homes within a cul du sac environment. This particular home is positioned at the start of the road and the accommodation comprises a reception hallway, living room, open plan kitchen and breakfast room, utility room, purpose-built conservatory and three double bedrooms with an en-suite facility to the master bedroom and a further family bathroom. The property also benefits from being double glazed throughout, has gas fired central heating as well as electrically operated underfloor heating in parts of the property.





Gardens and Grounds

The front garden is primarily laid to a brick paved forecourt suited to several vehicles and there is a detached single garage with an up and over style door. The rear garden wraps around two elevations of the property and has a southerly orientation whilst being laid primarily to a kept lawn. Adjacent to the breakfast room is a hard standing patio and a further covered area ideally placed for a hot tub.

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: 1392 sq ft (129.3 sq m)

Heating: Gas fired (combi) serviced annually

Loft: Yes, 25% boarded, ladder installed

Glazing: Double glazed

Parking: Driveway and detached garage

Garden: South facing

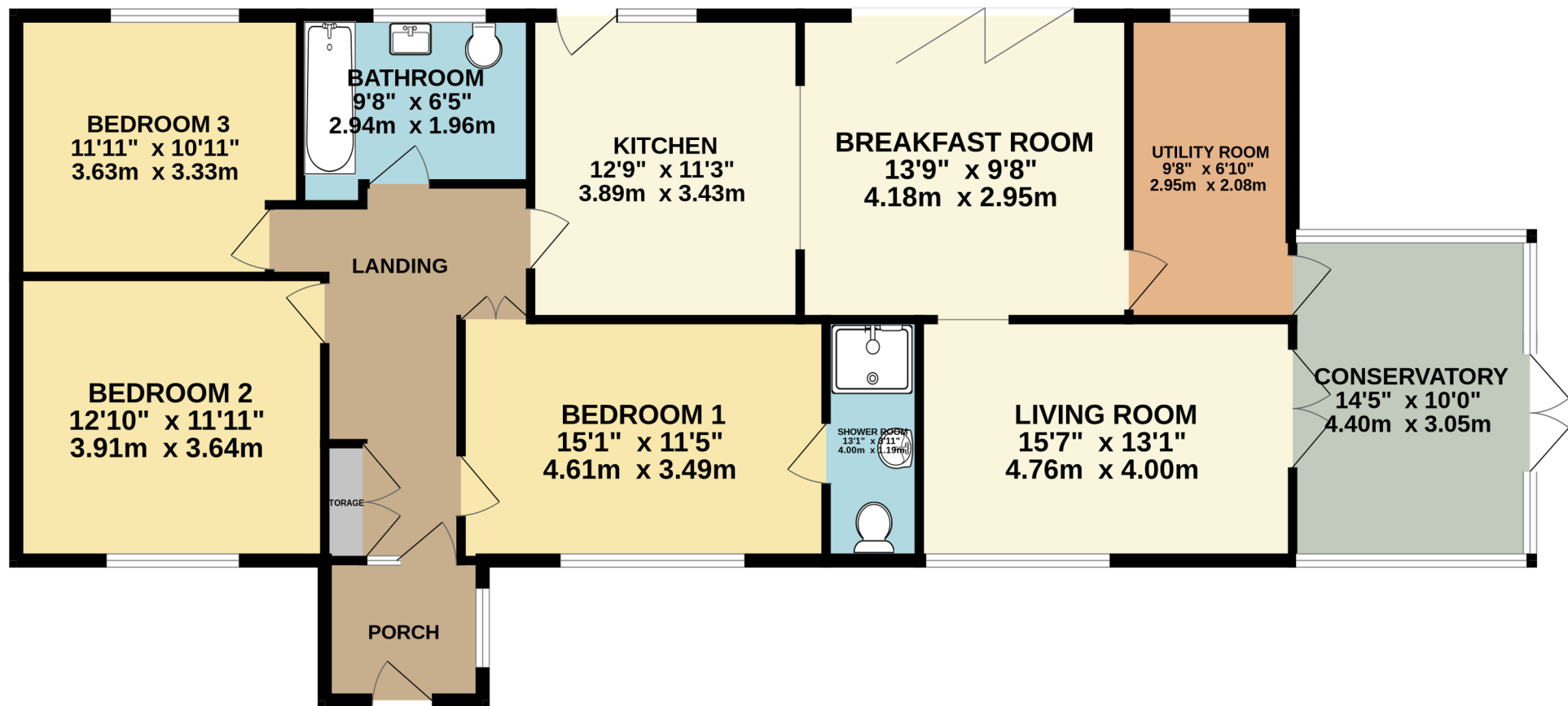
Main Services: Electric, water, gas, drains, telephone

Council Tax Band: C

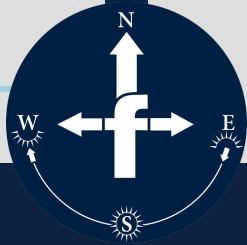
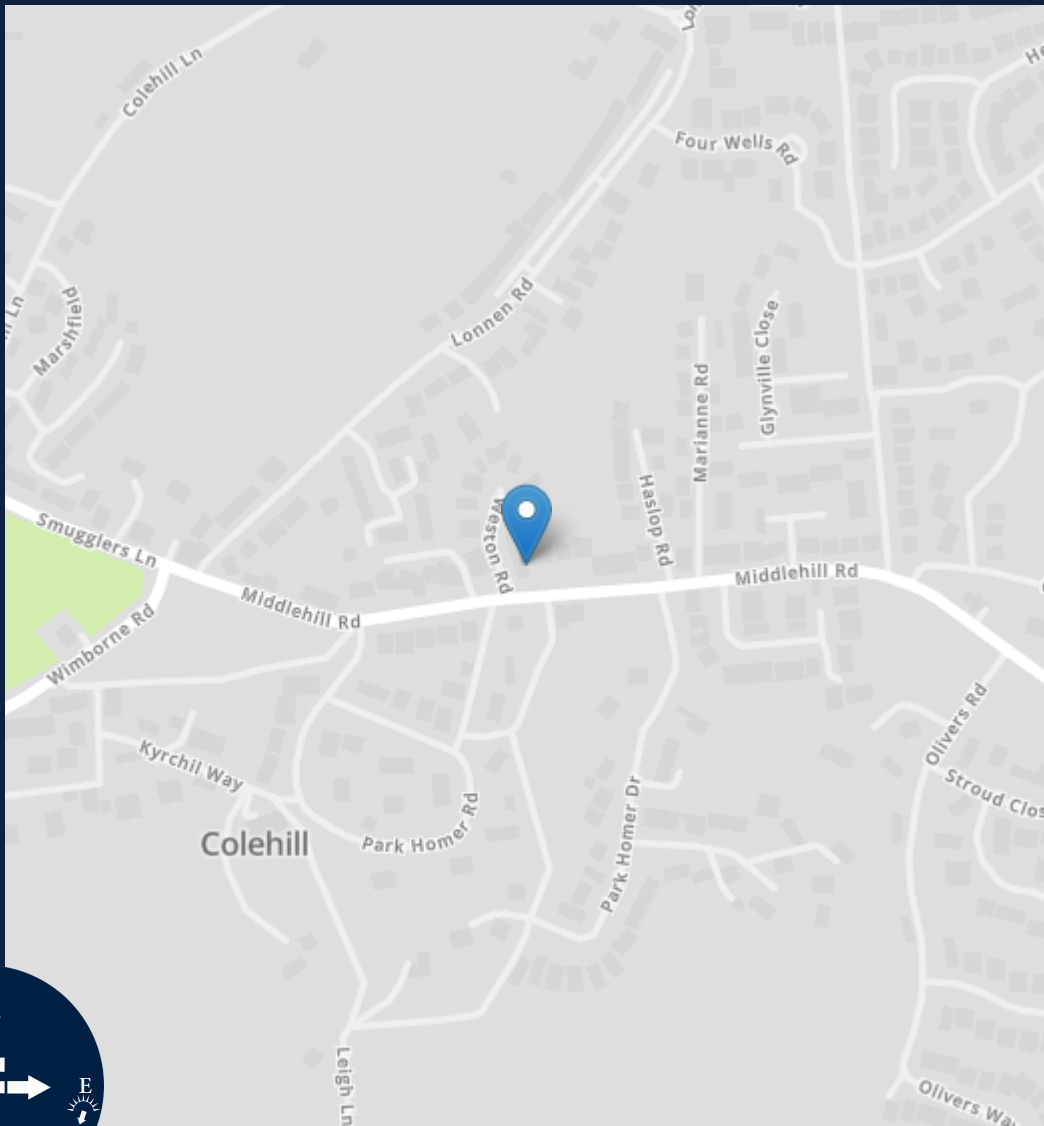
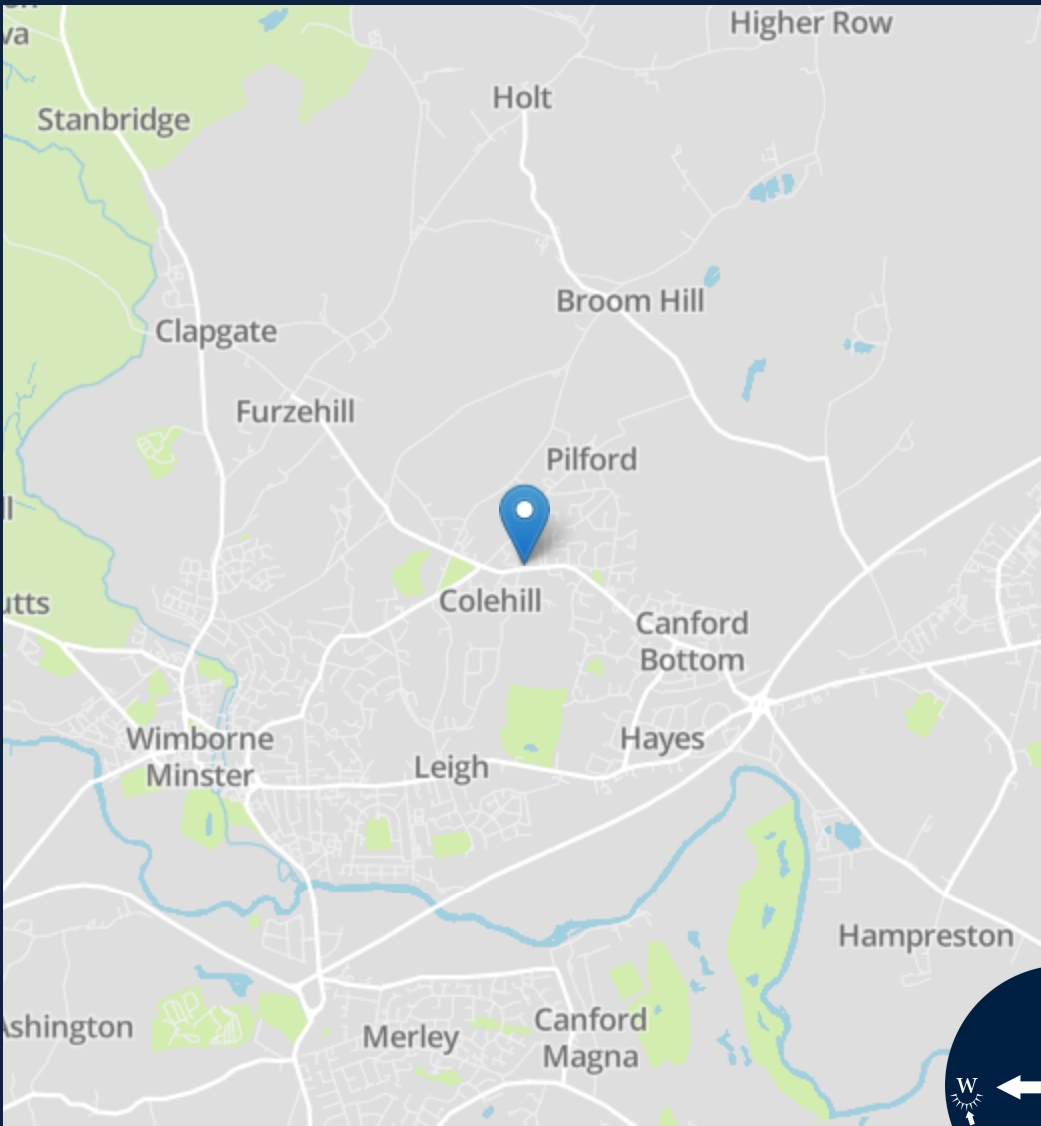




GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000