



£1,875 pcm

Freehold

WHITWORTH WAY, WIMBORNE BH21 3FD

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- 2
- 2
- 1

- ◆ **BRAND NEW**
- ◆ **INTEGRAL KITCHEN APPLIANCES**
- ◆ **HIGH SPECIFICATION**
- ◆ **PV PANELS**

The home sits on the entrance of the development and the accommodation comprises an open plan triple aspect Kitchen/living room with integral appliances. Ground floor cloakroom. Lounge which in turn gives access to the rear garden through double patio doors. Storage cupboard under the stairs The first floor boasts three double bedrooms with bespoke fitted wardrobe to the master suite. Ensuite shower room to master bedroom. The home is entirely double glazed throughout and also offers gas fired heating, split zone heating controls, solar panels and an EV charge point.

Gardens and Grounds

The front of the property has a small lawned area with planted shrubs and a gate to the right of the home giving access to the rear garden which is also primarily laid to lawn. There is a patio area spanning the rear elevation and there is a wood built garden shed towards the rear boundary.

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.

Heating: Gas fired

Glazing: Double glazed

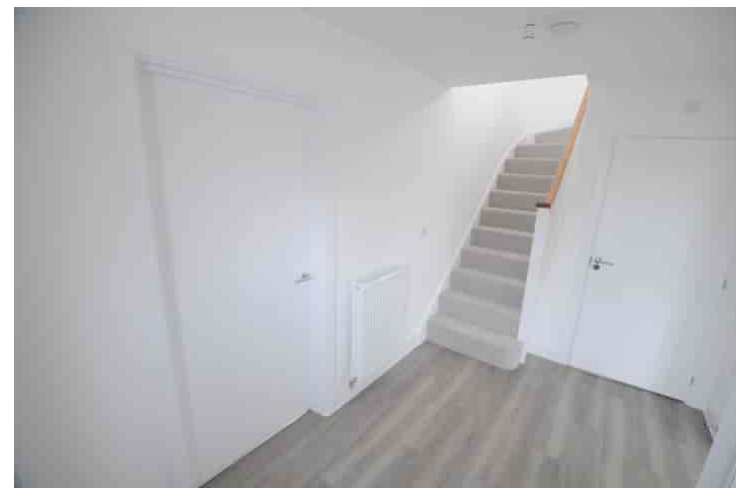
Parking: Off road parking space

Garden: South East facing

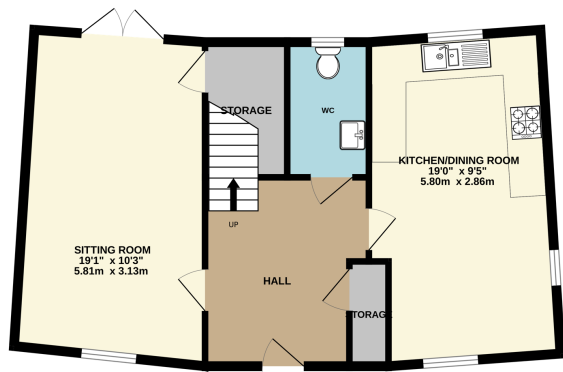
Mains Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

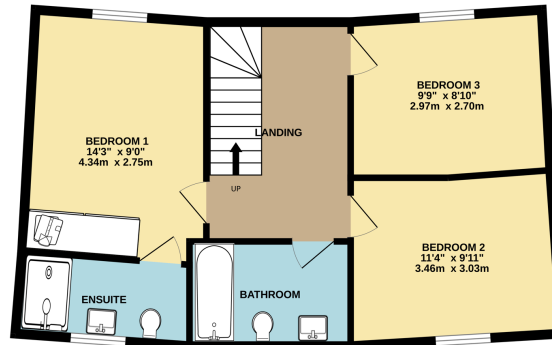
Council Tax Band: TBC



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

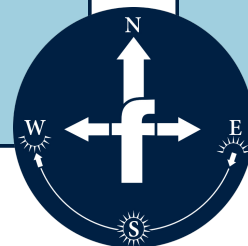


1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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