

5 Campanula Way, Wimborne, Dorset BH21 4FF

Freehold £335,000 Freehold

**\*\* VENDOR SUITED \*\*** A stunning two double bedroom mid terrace house ideally situated on this award winning development of new homes built in 2020 and within walking distance of the scenic Wimborne Village with its array of local shops, boutiques and eateries. This ready to move into home is presented in show home condition throughout and must be viewed to not only appreciate its location but also the accommodation on offer, which comprises: lounge, luxury kitchen, bespoke downstairs cloakroom and contemporary bathroom. Externally the property boasts a good sized rear garden with patio area, lawned area and raised sun deck. To the side of the property there are two allocated parking spaces. Further features of this ideal starter home include: integrated appliances to kitchen, remainder of 10 year builders warranty, gas central heating and UPVC double glazing. Nearby Schools - Wimborne First (within walking distance) Colehill First, Sturminster Marshall First, Allenbourn Middle and Queen Elizabeth's Secondary.

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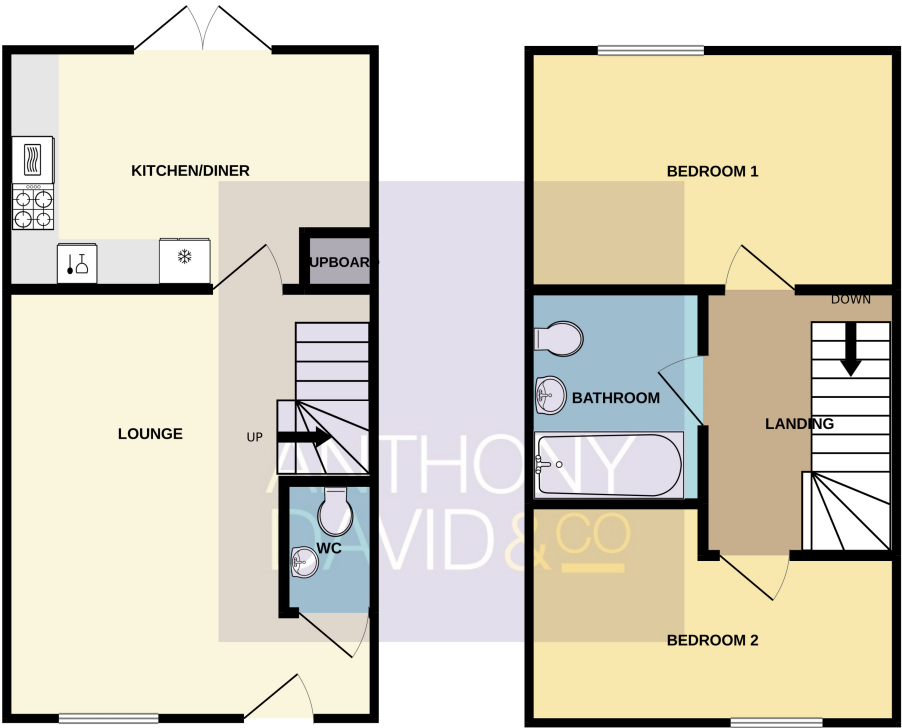
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. 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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Lounge 13' 8" x 13' 2" (4.17m x 4.01m)

Kitchen/Diner 13' 2" x 8' 7" (4.01m x 2.62m)

Downstairs Cloakroom 4' 8" x 3' 3" (1.42m x 0.99m)

Landing Doors to

Bedroom One 13' 9" x 8' 10" (4.19m x 2.69m)

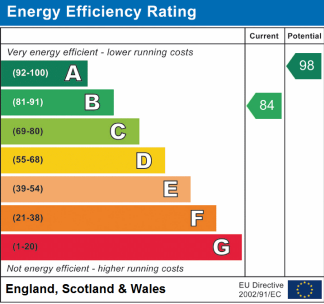
Bedroom Two 13' 9" x 7' 10" (4.19m x 2.39m) max

Bathroom 7' 8" x 6' 3" (2.34m x 1.91m)

Garden Enclosed

Parking Off road parking x 2

Council Tax Band C



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.