



£2,095 pcm

Freehold

VENATOR PLACE, WIMBORNE BH21 1DQ



- ◆ **LARGE DOUBLE ASPECT LOUNGE/DINER**
- ◆ **REDECORATED THROUGHOUT**
- ◆ **DOUBLE GARAGE**
- ◆ **DRIVE PARKING FOR 2 CARS**

A generous three bedroom detached bungalow boasting a secluded rear garden and double intergal garage. This property is within a short walk of Wimborne First School, Allenborne Middle School and the town square.

Property Description

A well apportioned three bedroom detached home within a short walk of both Wimborne First School and Allenbourne Middle School. The entrance hall leads onto a generous open plan living space that consists of the lounge and dining area with wall mounted electric fire and door leading onto the garden. Three double bedrooms with a fitted wardrobe to the master bedroom. Separate shower room. Family bathroom. Mature well maintained front and rear gardens. There is drive parking for two cars and a double garage with electric door.

Gardens and Grounds

The front garden is laid to a mown lawn with planted shrubs and a garden gate to the left and right hand side of the home which gives access to the rear garden which is also primarily laid to lawn surrounded by mature hedging and shrubs and a patio area accessed directly from the property.

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 dating back over 50 years 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: TBC

Heating: Gas fired central heating.

Glazing: Double glazed

Parking: Drive & Double Garage

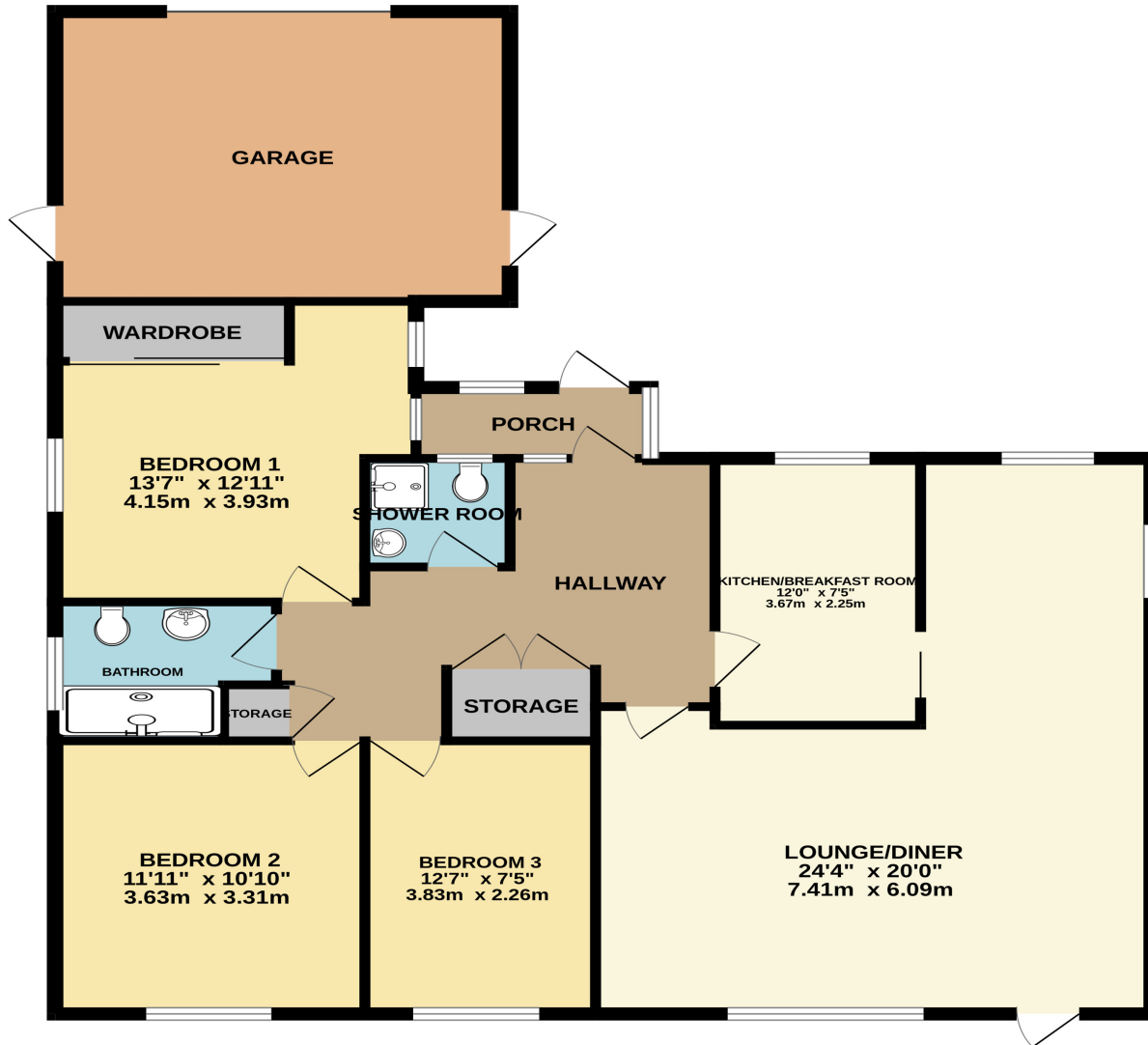
Garden: Front and rear

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

Local Authority: Dorset Council

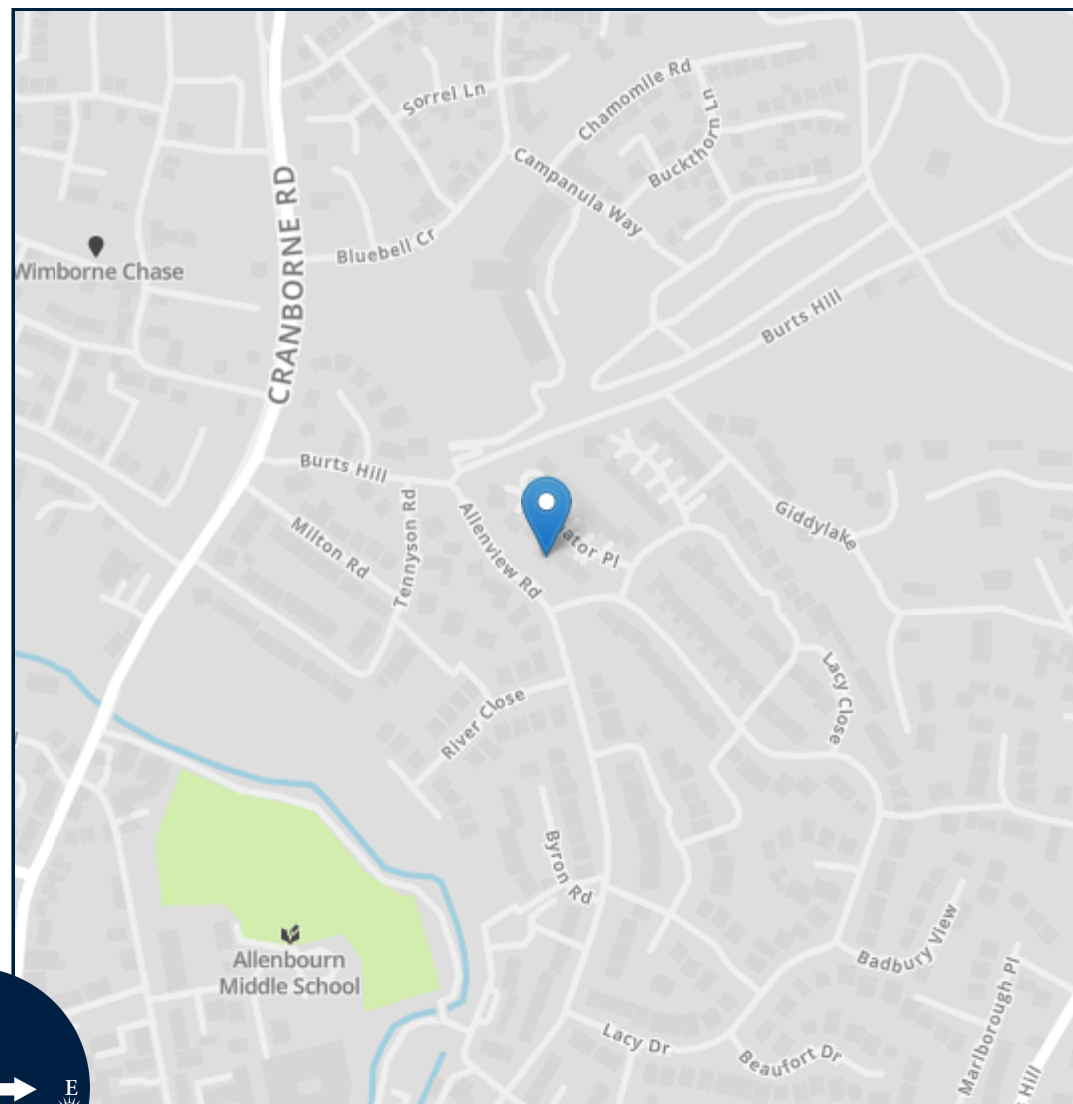
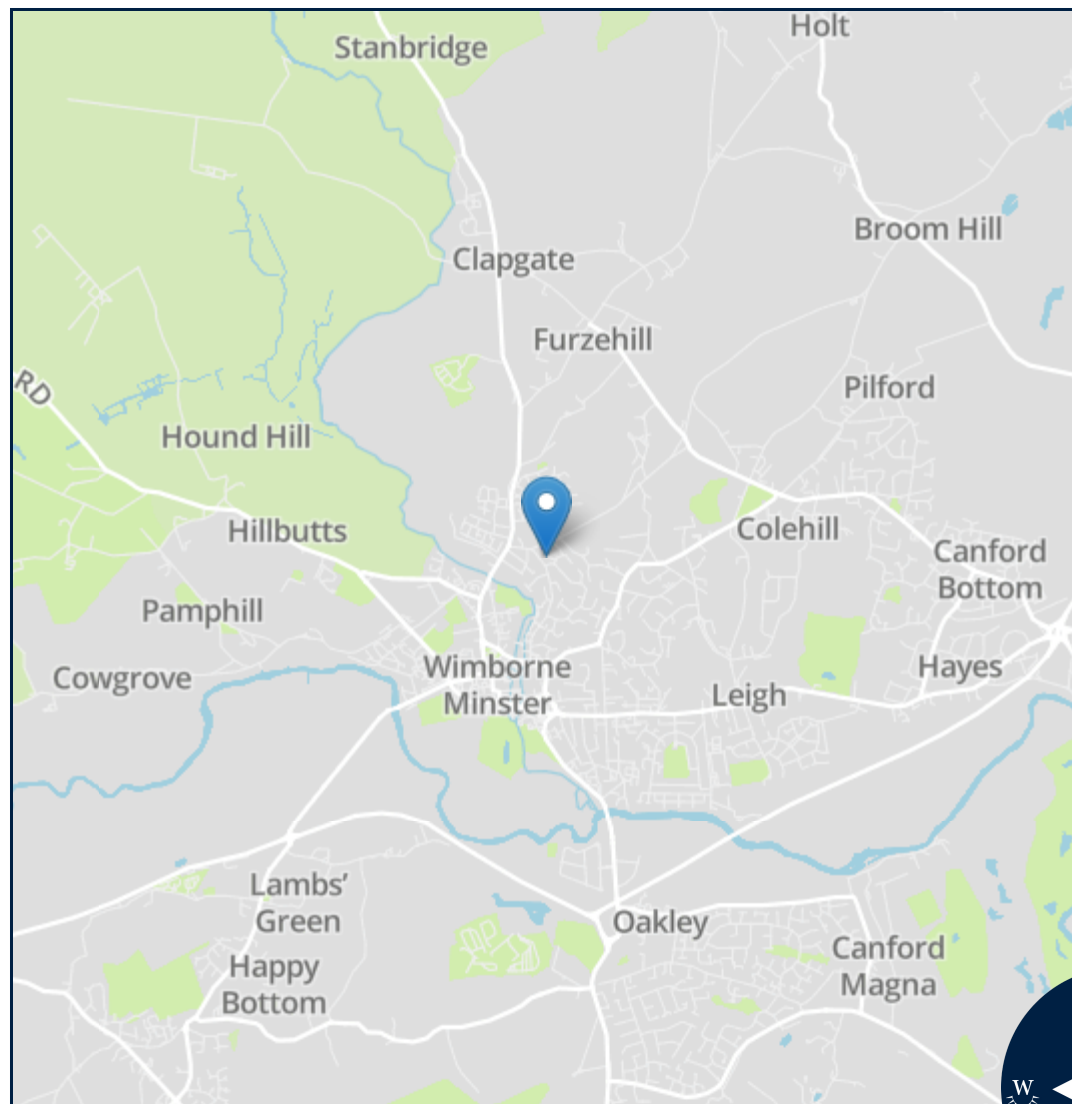
Council Tax Band: E

GROUND FLOOR



TOTAL FLOOR AREA : 1006sq.ft. (93.5 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		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000