



£895.00 Per month

THE GATE HOUSE,  
17 POOLE ROAD, WIMBORNE, BH21 1QA



- ◆ **UNIQUE TWO BEDROOM MAISONETTE**
- ◆ **TOWN CENTRE**
- ◆ **ALLOCATED PARKING**
- ◆ **AVAILABLE IMMEDIATELY**

## Description

The Gate House is situated within the grounds of Beechleas, an imposing town centre gentlemen's residence. The accommodation is detached and offers a ground floor living room and kitchenette with a bedroom and bathroom to the first floor. The property benefits from gas heating and is available immediately on an unfurnished basis.

## Outside

There is an allocated parking space.

## 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** - 528 sq ft (49 sq m)

**Heating** - Gas fired heating

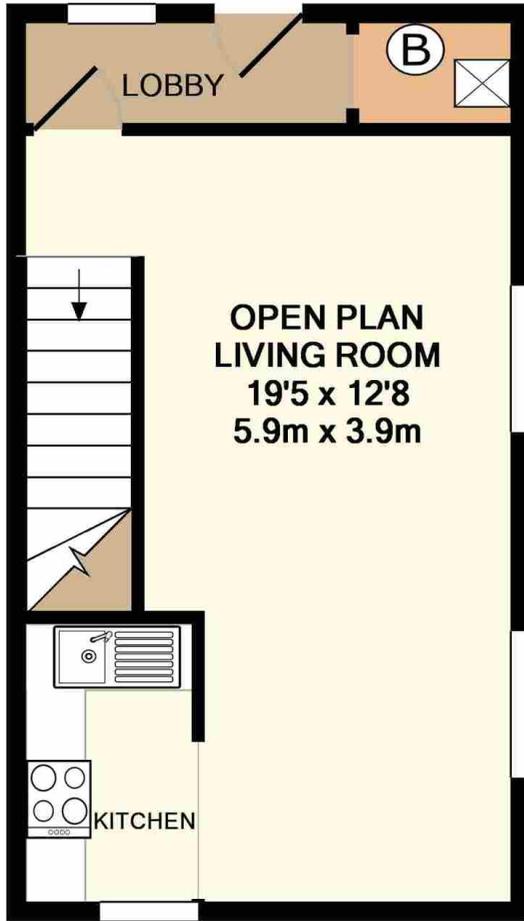
**Glazing** - Single glazed

**Parking** - Allocated

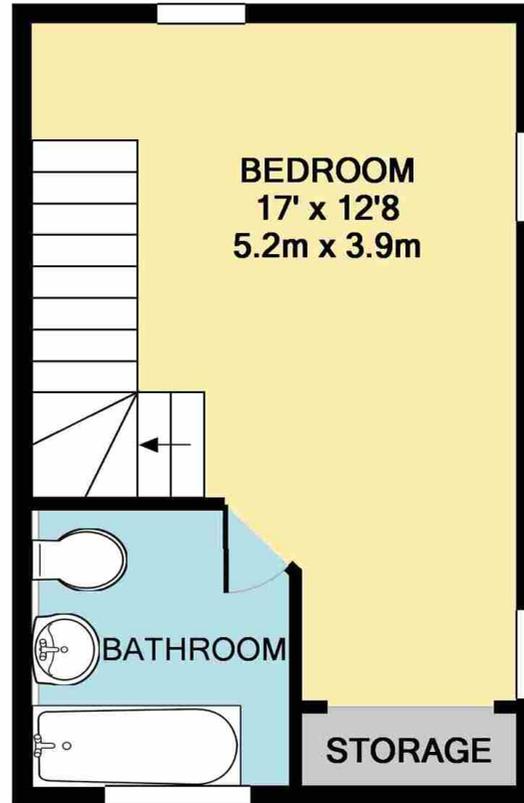
**Main Services** - Gas, water, electric, drains

**Local authority** - Dorset Council

**Council tax** - Band B



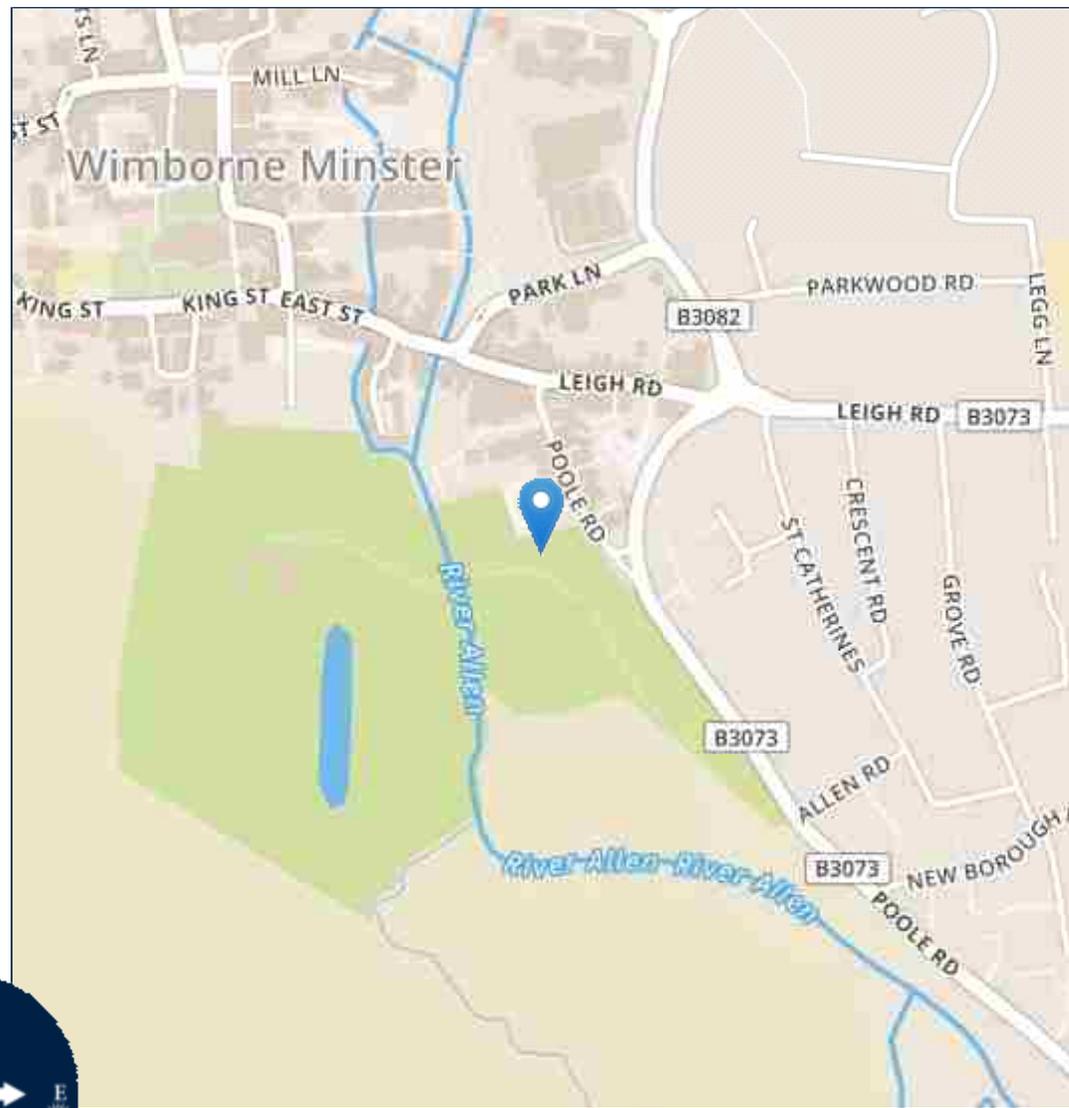
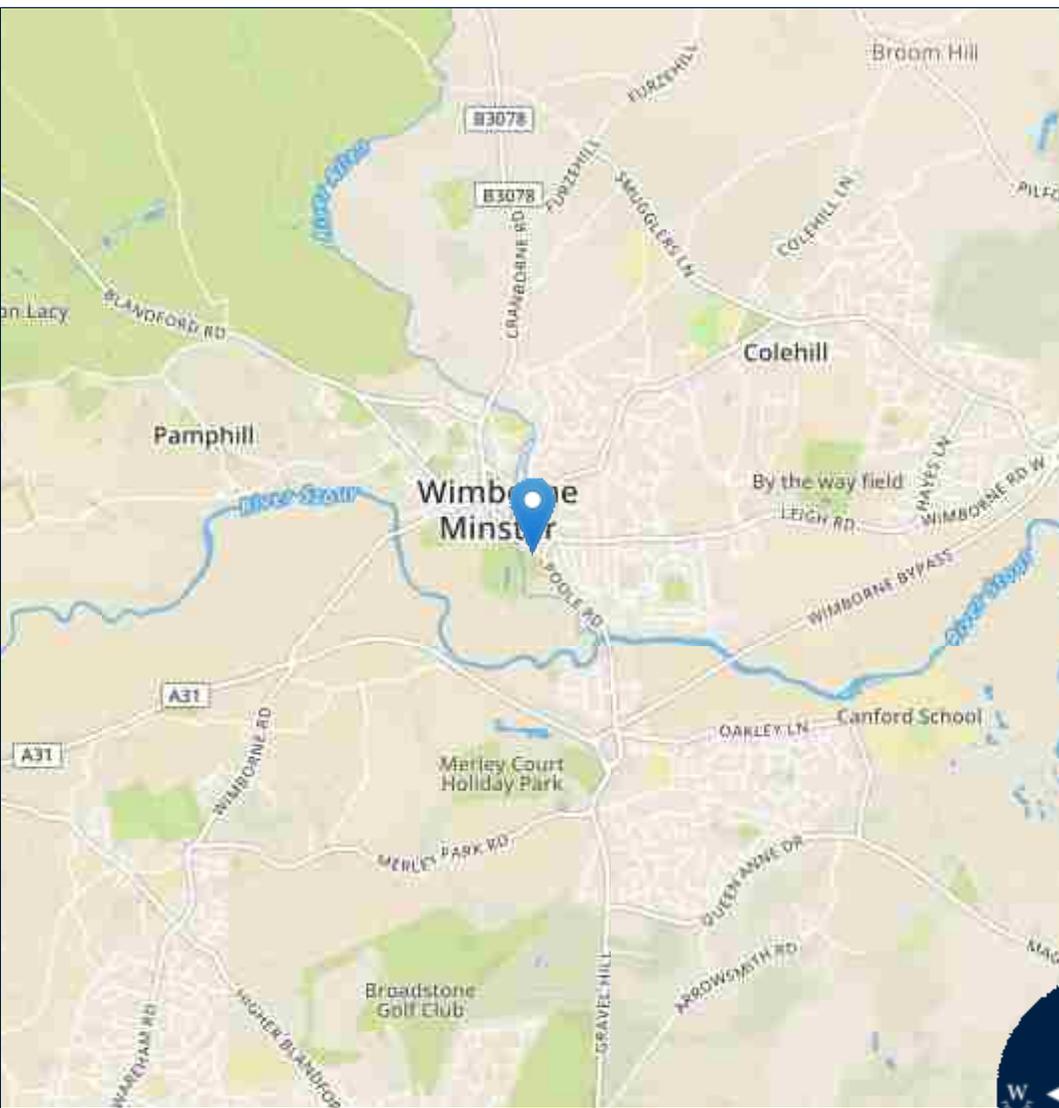
GROUND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017





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](http://www.fisksestateagents.co.uk)

01202 880000