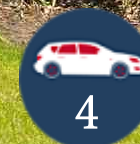


£2,095 pcm

Freehold

GAUNTS, WIMBORNE BH21 4JT



- ◆ STUNNING RURAL LOCATION
- ◆ COMPLETELY REFURBISHED THROUGHOUT
- ◆ LAWNS AND HEDGES FULLY MAINTAINED BY LANDLORDS CONTRACTOR
- ◆ ELECTRIC RANGE COOKER

A beautifully refurbished three-bedroom detached cottage featuring well-maintained gardens, spacious grounds, and ample off-road parking.

Property Description

A fully refurbished, three bedroom, detached cottage situated on the edge of this popular village boasting an open plan kitchen breakfast room, woodburning stove in the lounge, a large conservatory, oil fired heating, ample allocated off road parking and a heritage style garage with a secure storage area. Available from 1st July on an unfurnished basis.

Gardens and Grounds

The garden wraps around the entire property, offering a high degree of privacy and seclusion. A large portion of the garden is laid to lawn, complemented by charming cottage-style planting and a dedicated area for fruit trees. For added convenience, the lawns and hedging will be maintained by the landlord's contractor.

Location

The Hamlet of Gaunts common is located approximately 4 miles North-East of Wimborne. 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:

Heating: Oil fired

Glazing: Part double glazed, part wooden single glazed

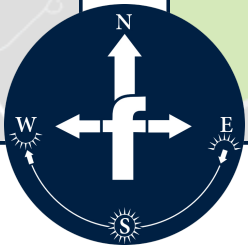
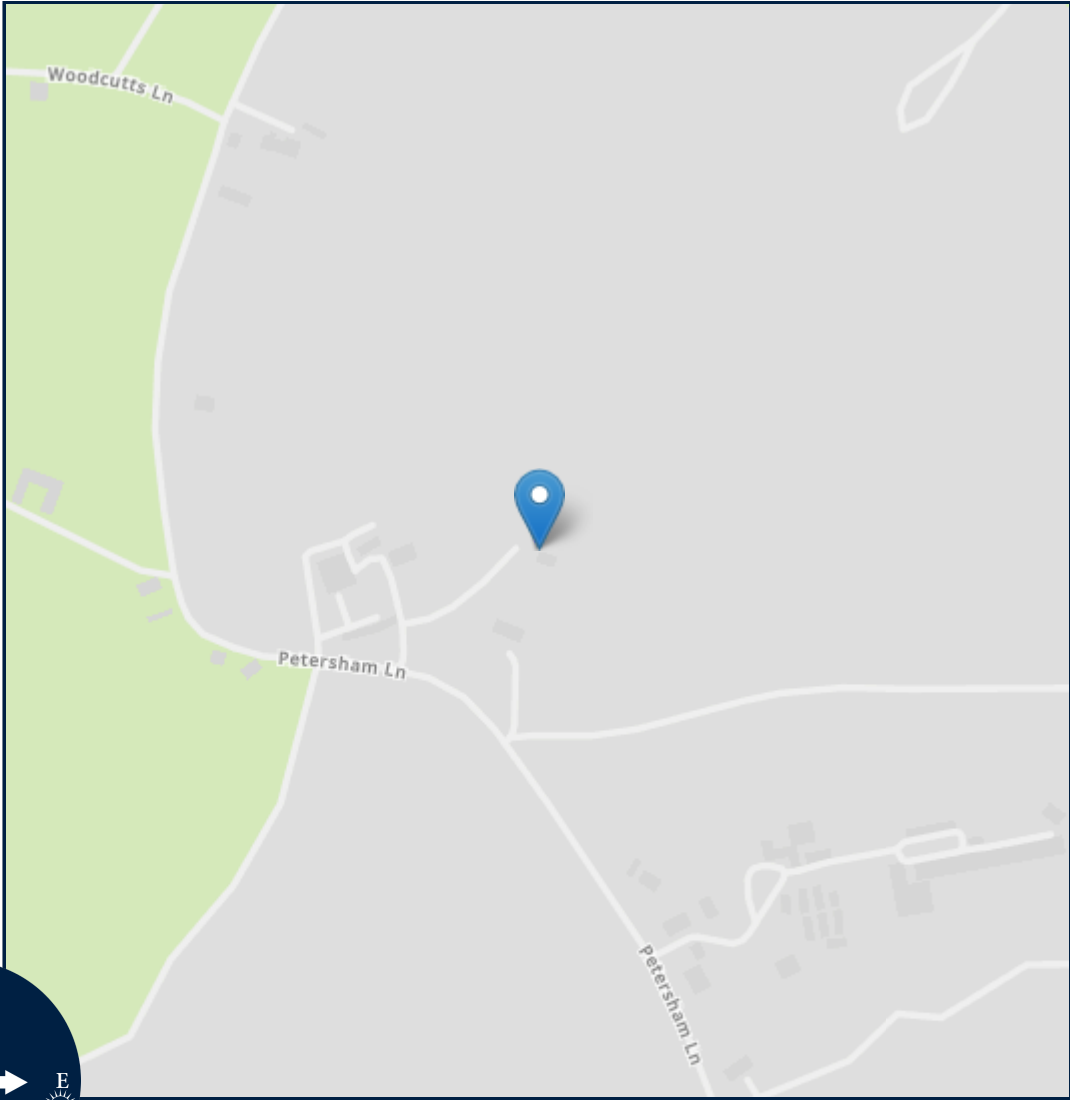
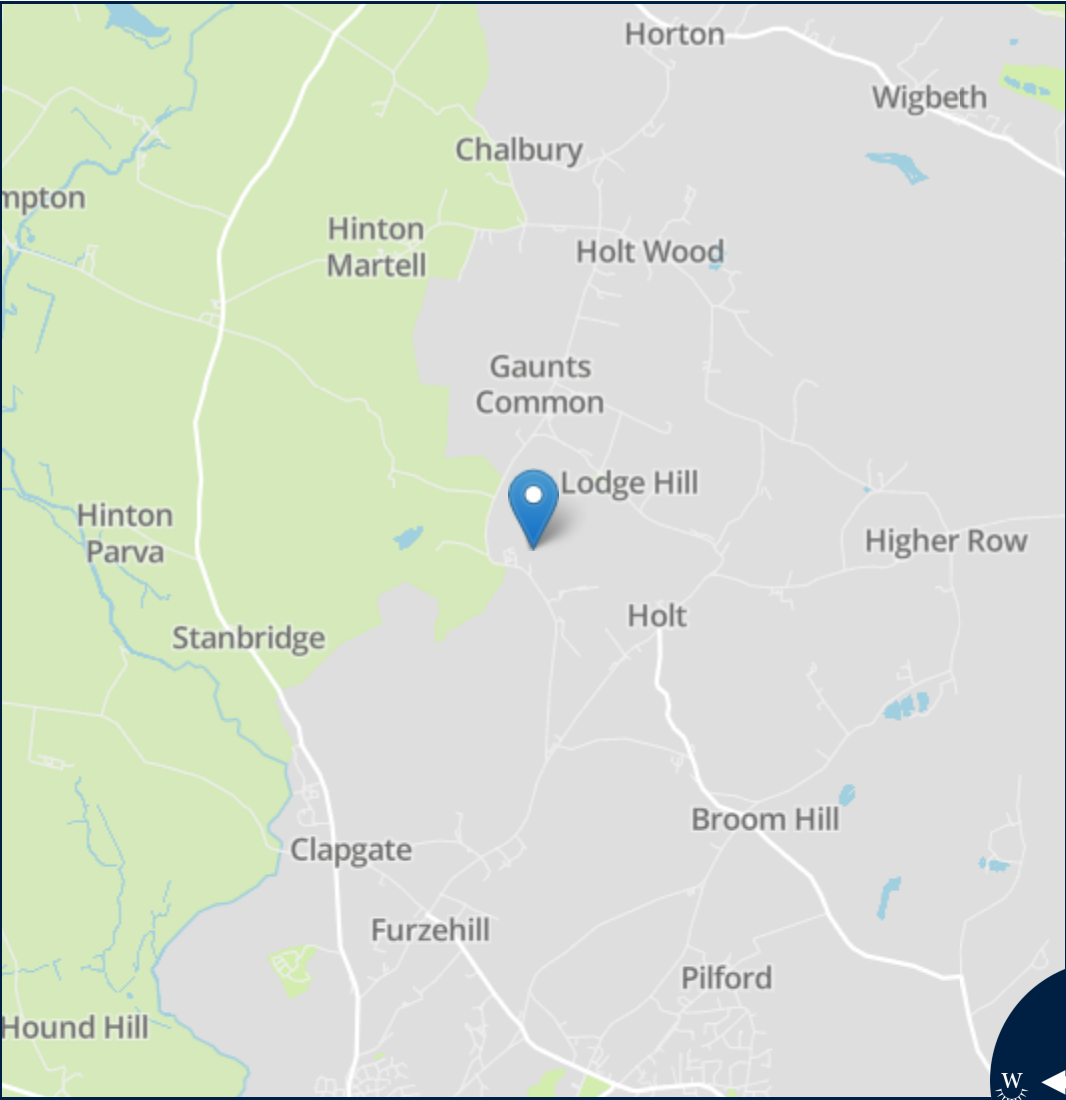
Parking: Driveway for 6 cars & heritage style garage

Main Services: Electric.

Local Authority: Dorset Council Council Tax Band C







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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