



£1,695 pcm

Freehold

WHEATSHEAF ROAD, WIMBORNE BH21 4FX



- ◆ MODERN 3 BEDROOM SEMI-DETACHED HOME
- ◆ BESPOKE SHUTTERS AND AMTICO FLOORING
- ◆ SEPARATE UTILITY AREA
- ◆ SOLAR PANELS

Modern 3 bedroom semi-detached home situated in the heart of the new Wimborne Chase development. The property is immaculately presented throughout.

Property Description

The ground floor features an entrance hall, a spacious lounge with a front aspect window with bespoke fitted window shutters Amtico flooring, and an understairs storage cupboard. Large kitchen/breakfast room with a gas hob, stainless steel extractor hood and AEG appliances, including an electric double oven, an integrated dishwasher, and space for a fridge-freezer. The French door open out to the south-facing rear garden with bespoke fitted shutters. A separate utility area with additional storage and a washer/dryer. Spacious cloakroom off of the utility area.

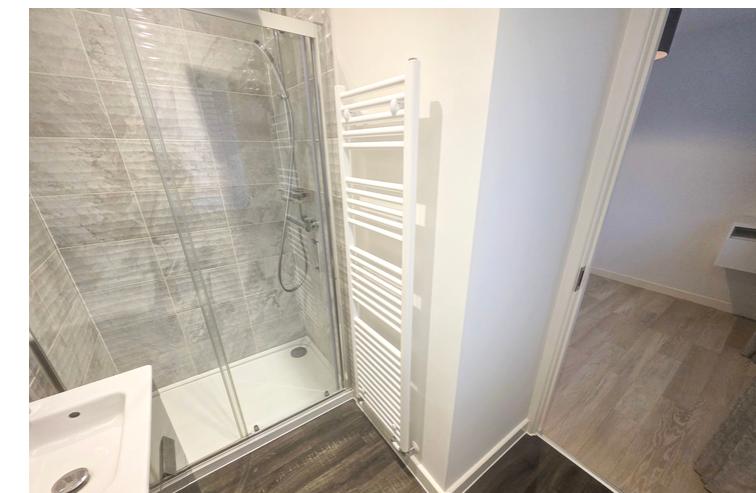
Upstairs, there are three bedrooms, including a main bedroom with built-in wardrobes and an en-suite shower room with a walk-in shower. Stylish modern family bathroom. The property benefits from gas central heating and double glazing throughout.

Gardens and Grounds

The property benefits from a private driveway for 2-3 cars, a secluded south-facing rear garden with a terrace, lawn, a garden shed, an outside tap, and an electrical socket.

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 and only 1.5 hours away from London. 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, Blue Flag beaches and coastal routes to explore.



Heating: Gas fired

Glazing: Double glazed

Loft: No access

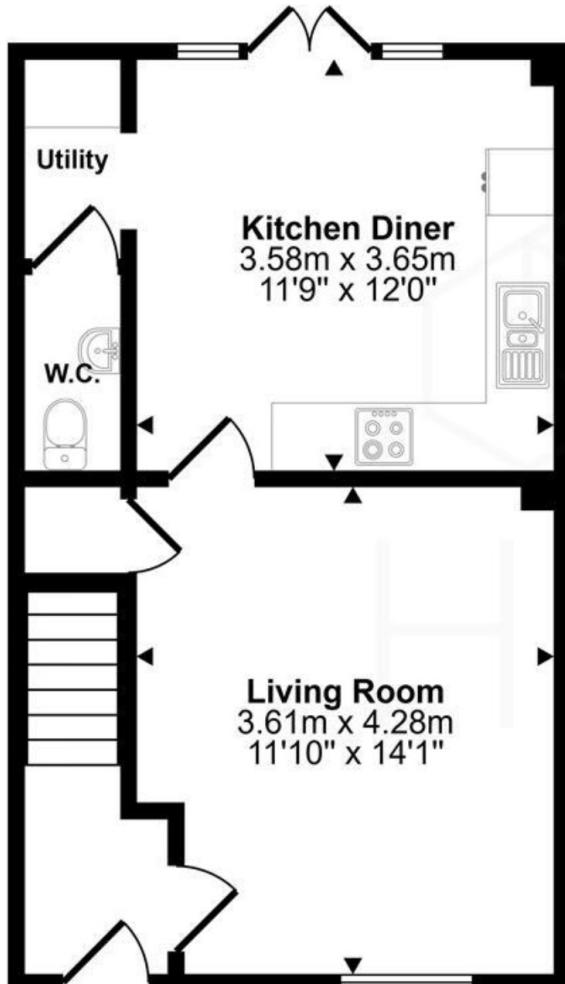
Parking: Allocated parking for 2 cars

Garden: Rear garden

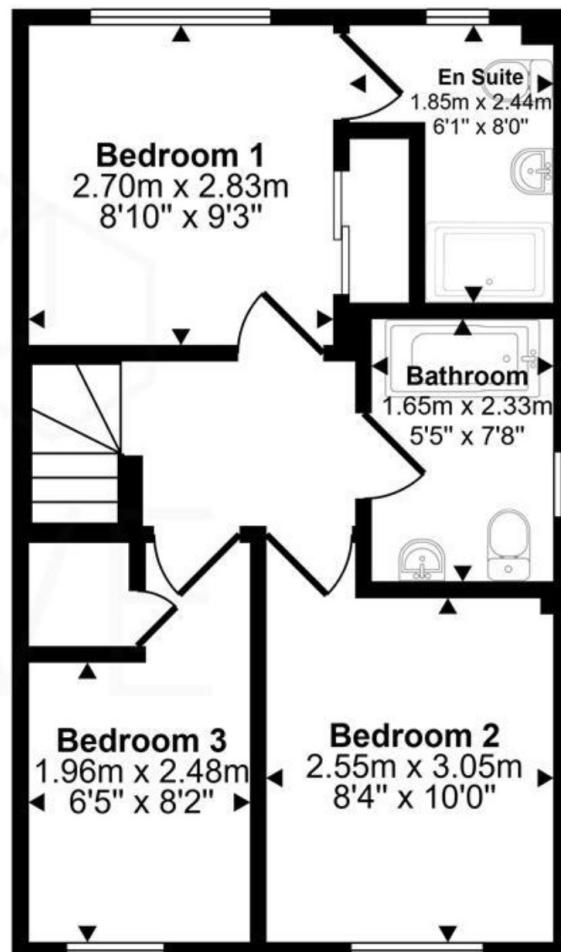
Mains Services: Electric, water, gas, drains

Local Authority: Dorset Council

Approx Gross Internal Area
76 sq m / 817 sq ft

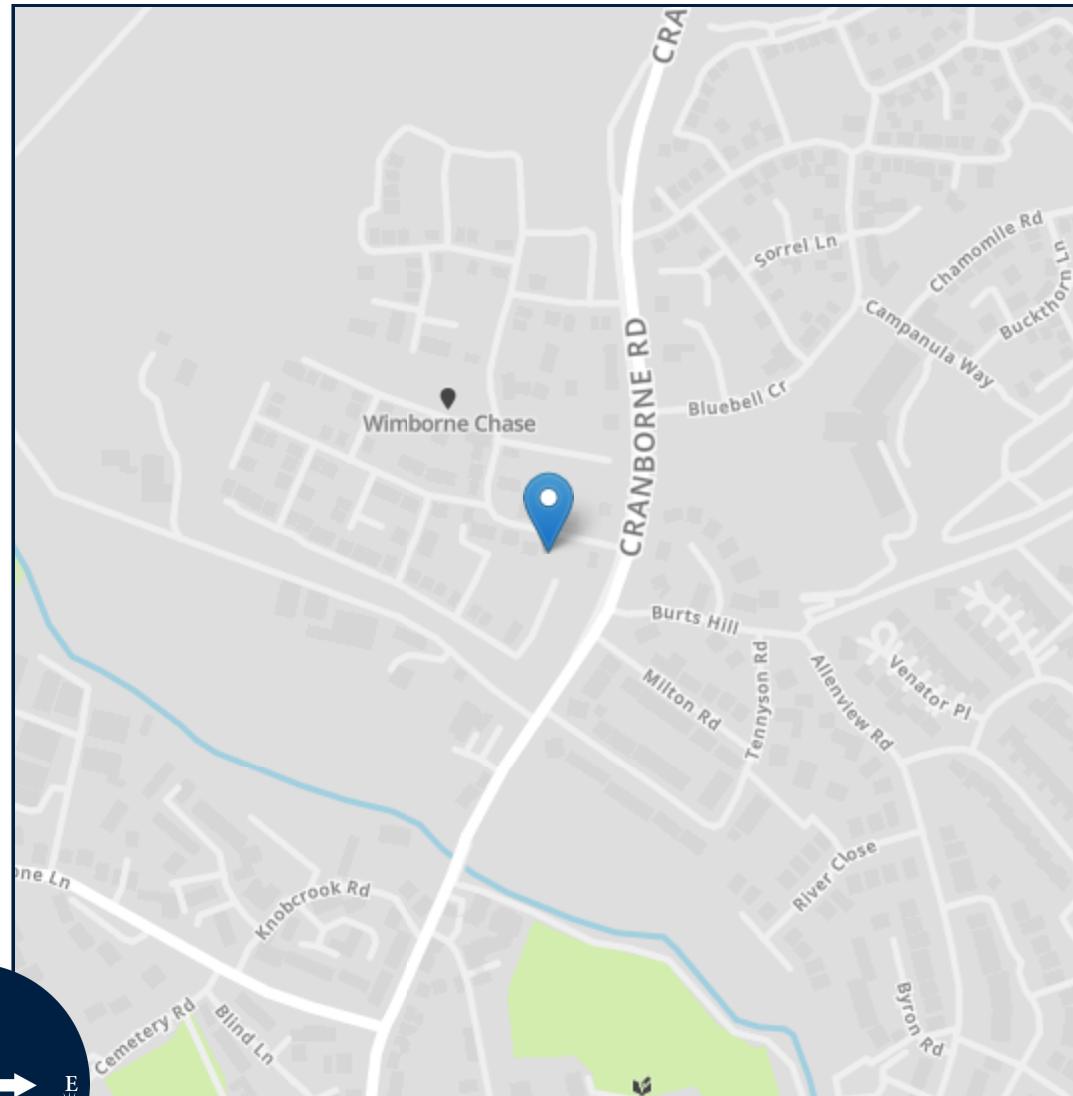
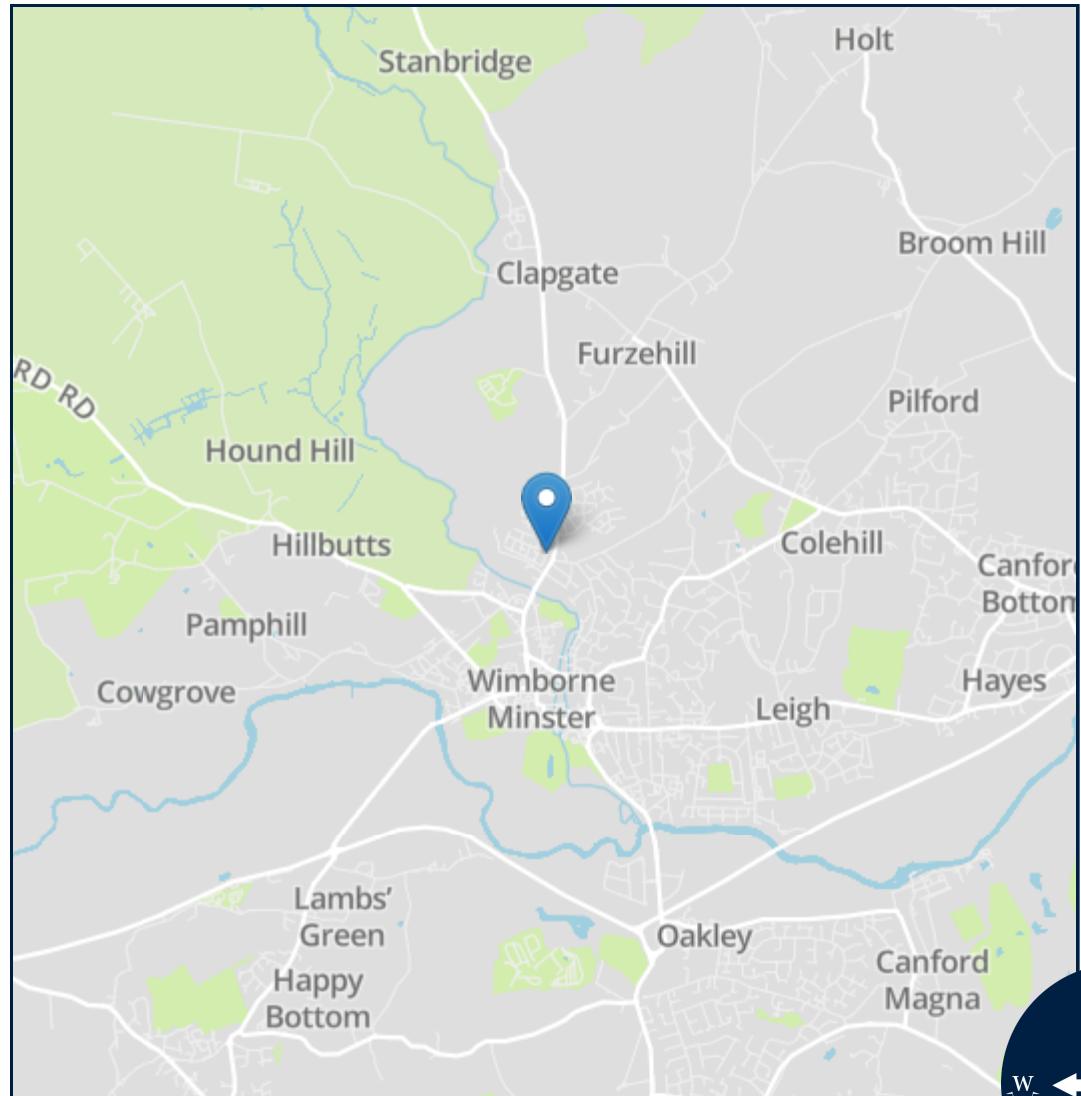


Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 38 sq m / 409 sq ft





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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