



£1,850 pcm

PILFORD HEATH ROAD, WIMBORNE BH21 2LX

Freehold



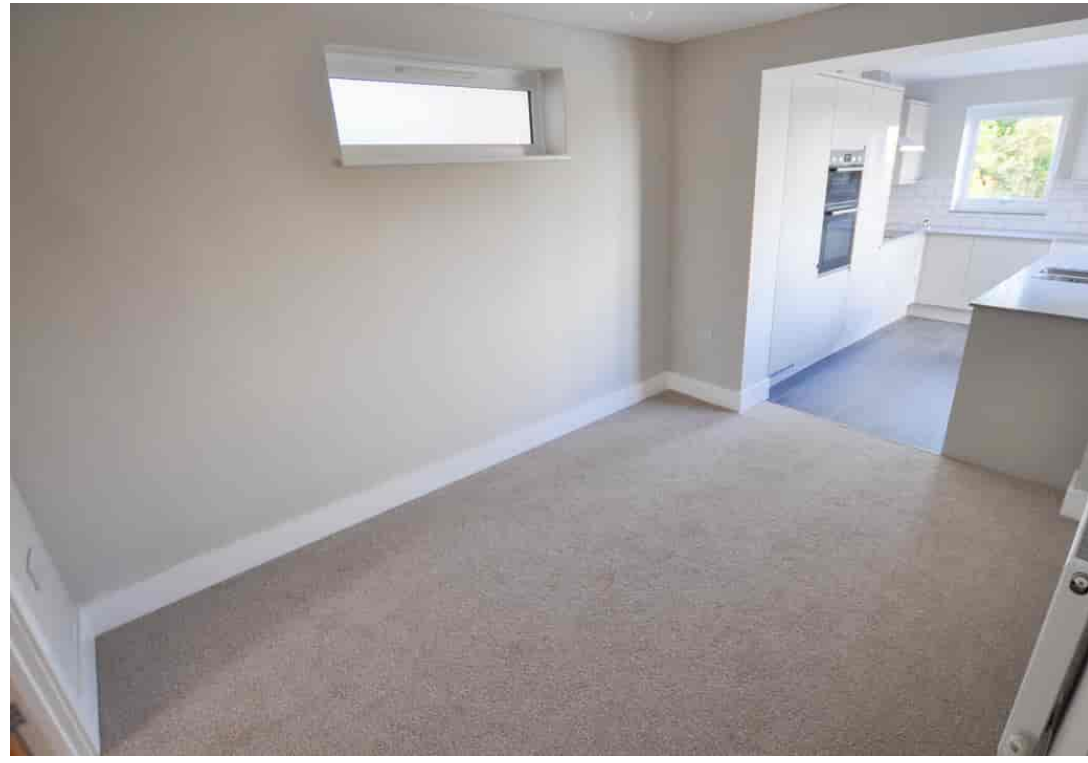
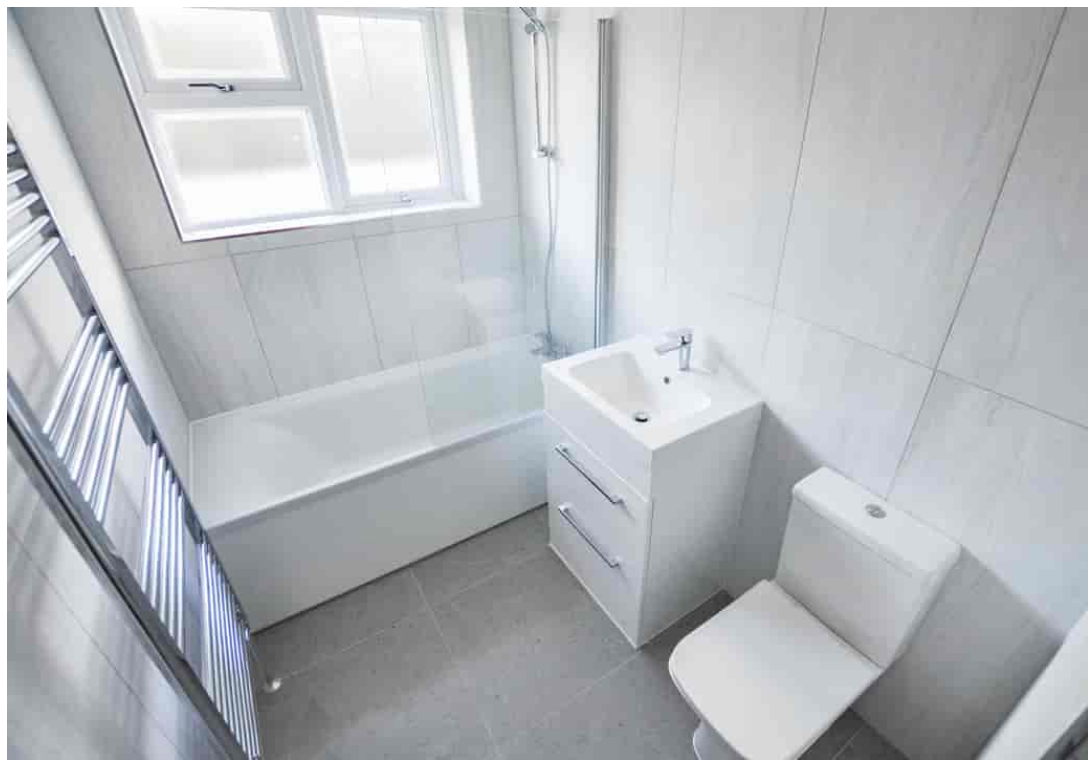
- ◆ **DETACHED BUNGALOW**
- ◆ **THREE BEDROOMS**
- ◆ **FULLY REFURBISHED**
- ◆ **ENSUITE FACILITY TO MASTER BEDROOM**
- ◆ **VIEWS TOWARDS HORTON TOWER**
- ◆ **DETACHED GARAGE**
- ◆ **PRIVATE REAR GARDEN**

A newly refurbished three bedroom detached bungalow boasting two bathrooms, a detached garage and private rear garden, with views towards Horton Tower.

### **Room Description**

The bungalow has been completely refurbished throughout and boasts well proportioned and versatile accommodation which would suit a wide variety of purchasers. The accommodation currently comprises three bedrooms, two of which are doubles, and there is a fully fitted en-suite shower room to the master bedroom. There is a living room and dining room which are neatly divided by a pair of glazed double doors and a modern fitted kitchen which enjoys views across the rear garden and beyond, towards Horton Tower. The home benefits from double glazing throughout and has a newly installed gas fired heating system.



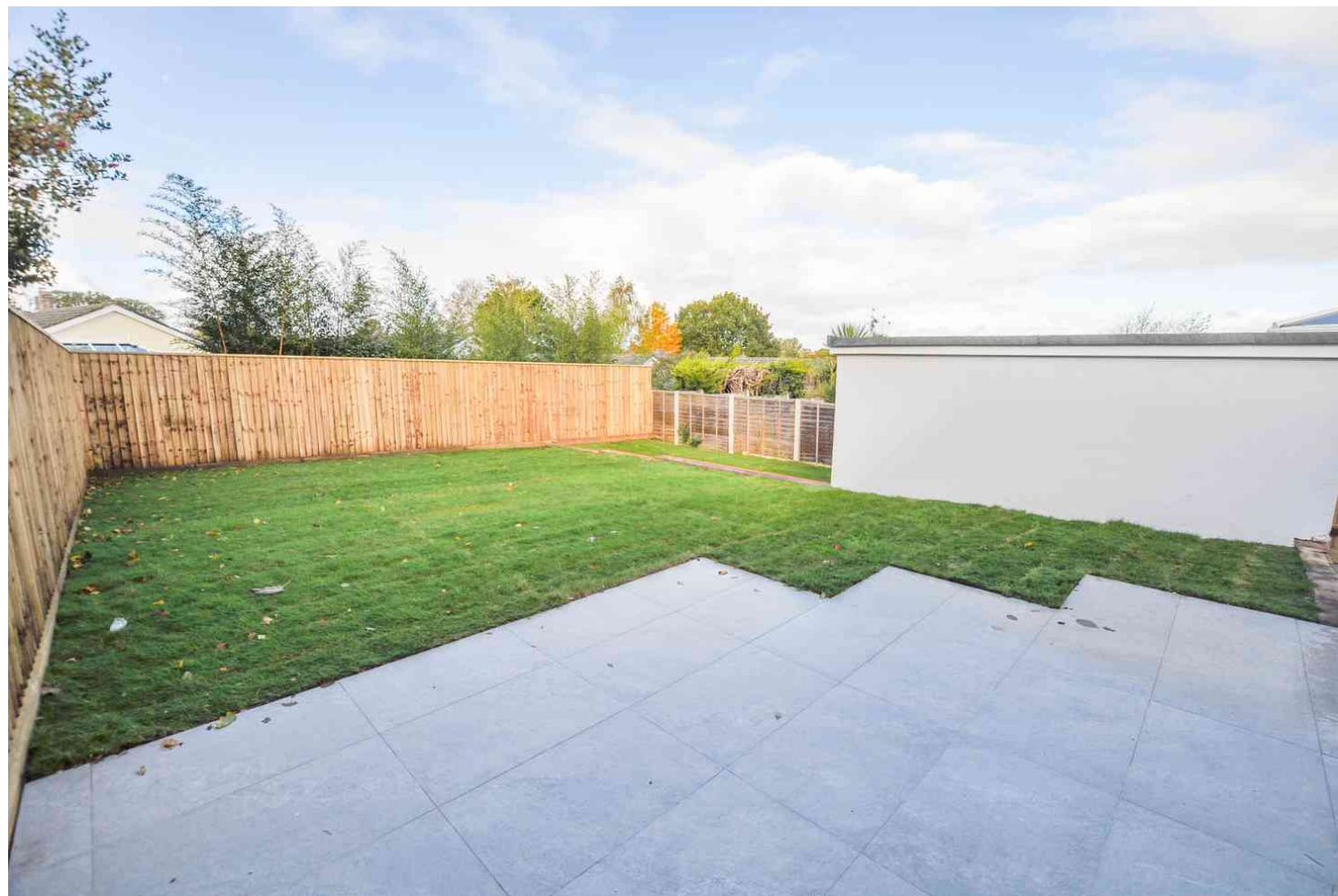


## Gardens and Grounds

The front garden is laid to a kept lawn and there is a newly laid tarmacadam driveway which leads to the right hand side of the house to the detached single garage with an up-and-over style door. The rear garden is accessed via a wooden closed panel gate adjacent to the garage and the rear garden is predominantly laid to lawn, with a paved patio spanning the rear elevation of the property. There is a brick-built stairway with glazed balustrade, which gives access to the kitchen.

## 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:** 758 sq ft (70.4 sq)

**Heating:** Gas fired (Combi Boiler)

**Glazing:** Double glazed

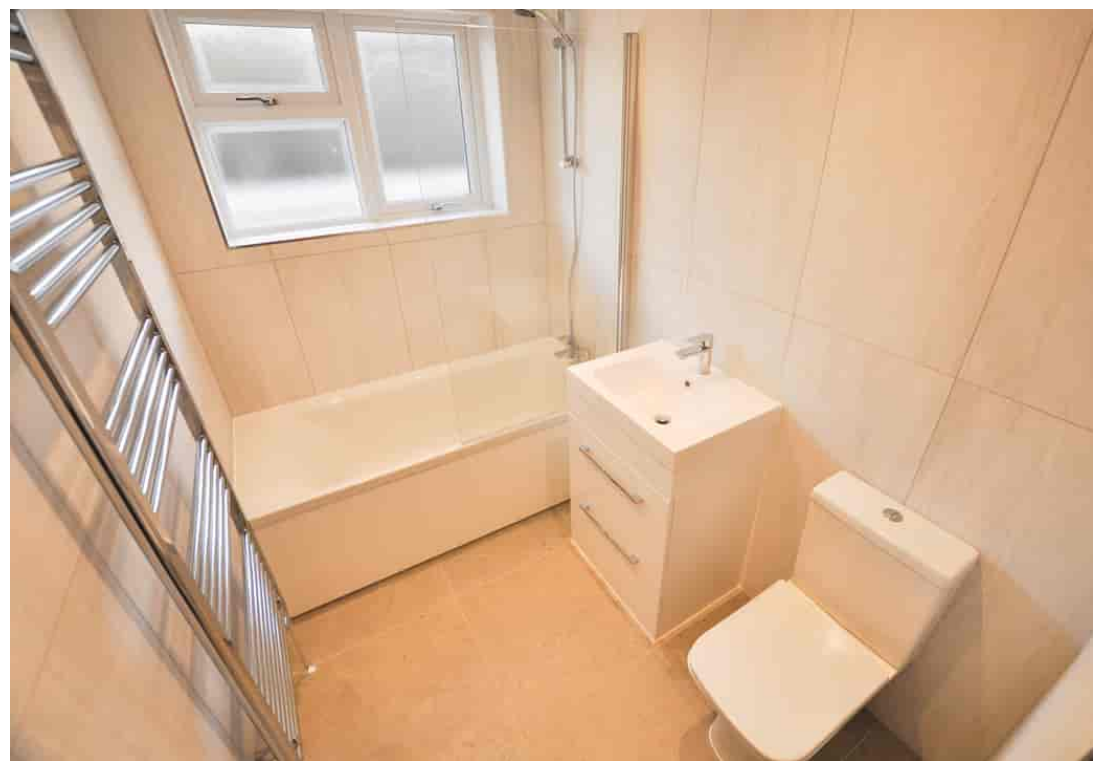
**Garden:** West facing

**Main services:** Electric, water, gas, drains, telephone

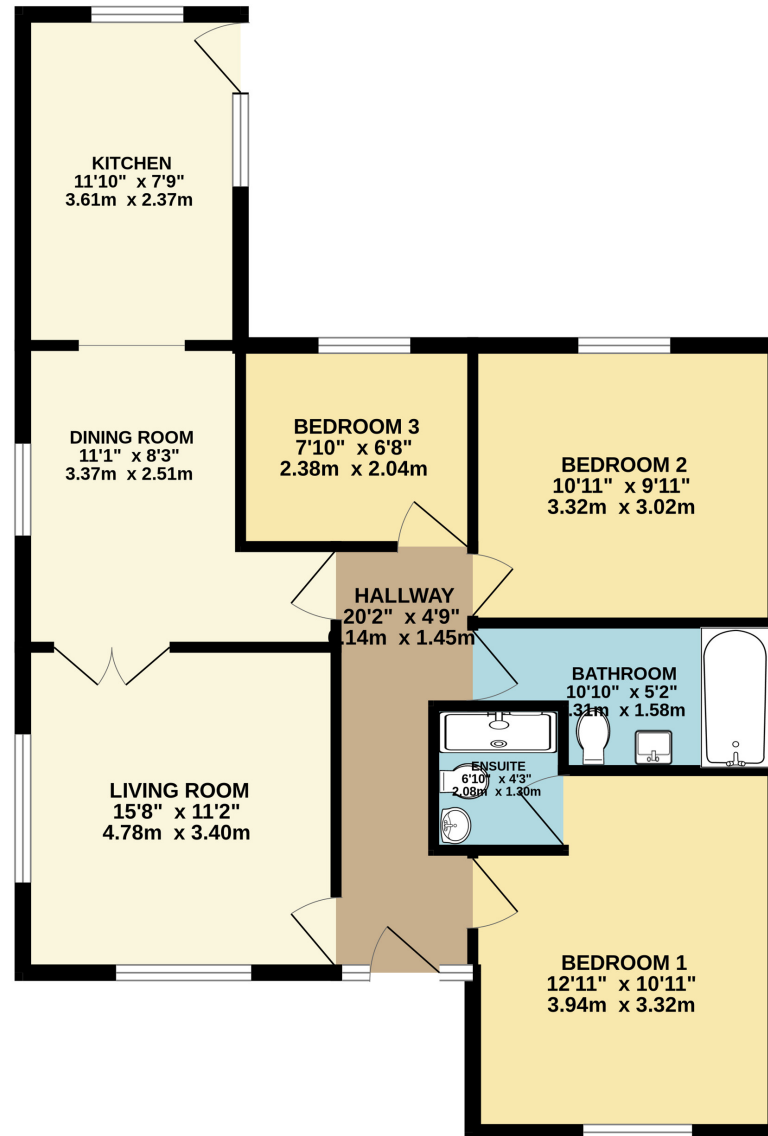
**Local authority:** Dorset Council

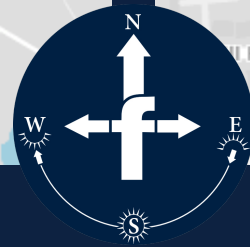
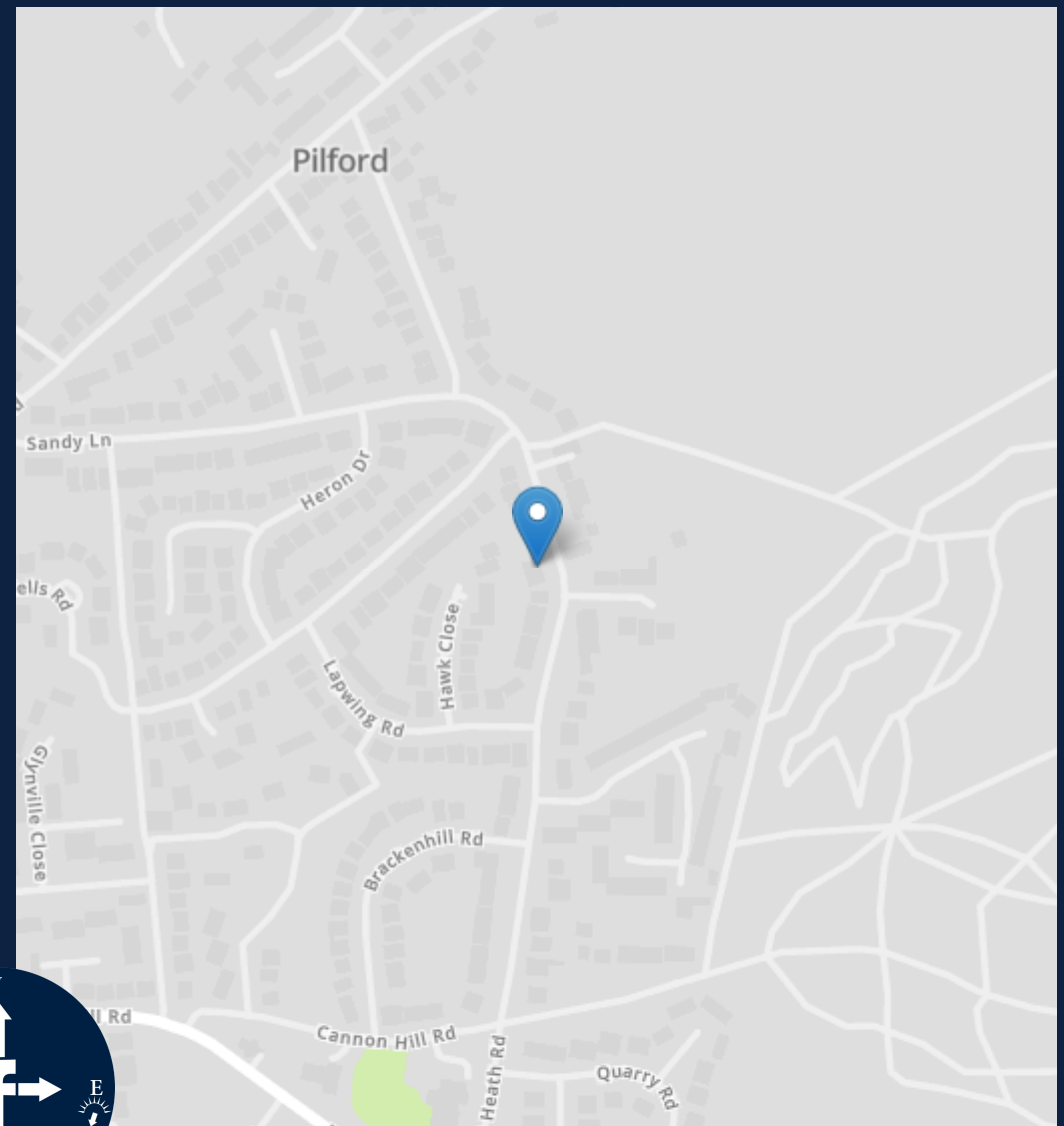
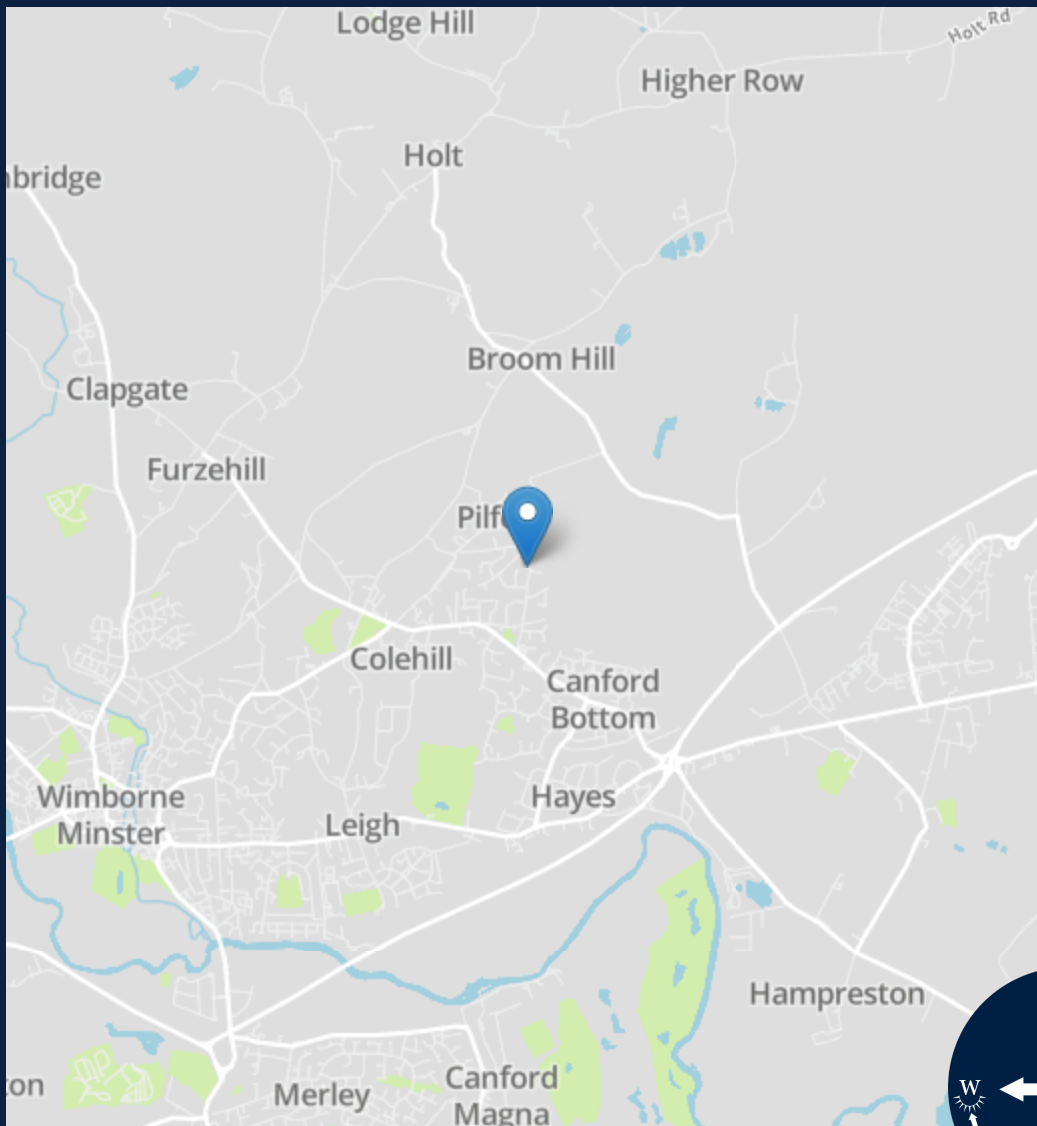
**Council Tax Band:** D





GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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