



Asking Price

£269,950

Share of Freehold

SHEPPARDS FIELD, WIMBORNE BH21 1PX



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- ◆ GROUND FLOOR APARTMENT
- ◆ PURPOSE BUILT
- ◆ TWO DOUBLE BEDROOMS
- ◆ ENSUITE FACILITY

A ground floor, purpose built, two bedroom apartment within the heart of Wimborne Town centre and boasting a courtyard style garden, en-suite facility and allocated off road parking.

Property Description

Shepherds Field is located close to Walford Mill within the heart of Wimborne Town Centre and comprises a collection of two bedroom apartments as well as two, three and four bedroom houses all set within a courtyard style development. This particular apartment is positioned on the northerly edge and boasts its own, private, ground floor entrance. The accommodation comprises two double bedrooms, living room, kitchen, family bathroom and an en-suite shower room. The second bedroom features patio doors which open out into the courtyard area, and the home boasts an abundance of storage spaces, as well as being double glazed throughout, with gas fired heating.

Gardens and Grounds

There is an allocated parking space positioned immediately adjacent to the front door and the courtyard is neatly enjoyed by close panel fencing and is entirely laid to a paved patio.

Extra information:

Length of Lease: 999 Years from the 1st January 2021

Pets are allowed.

Service Charge Details: £600 per annum paid bi-annually

Type Of Letting Permitted: Min. Term of 6 Months

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: sq ft (sq m)

Heating: Gas fired (combi) installed 2012 (serviced annually)

Parking: 1 allocated space

Glazing: Double glazed

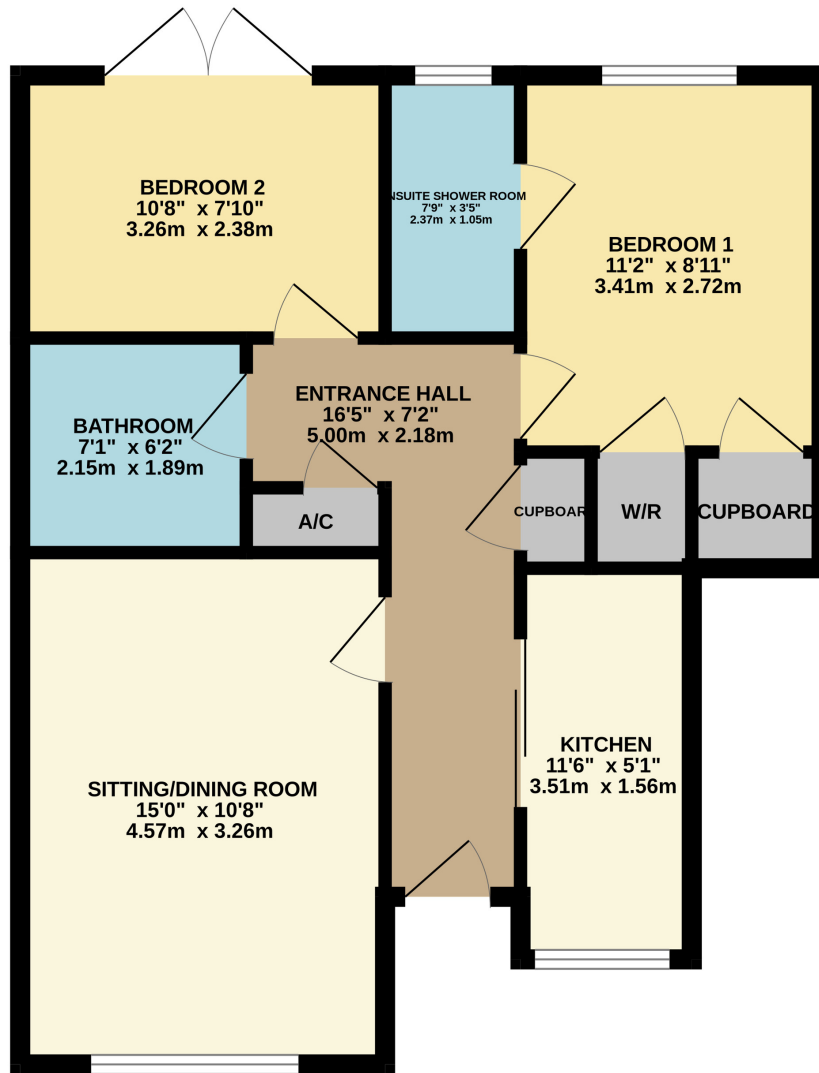
Garden: North facing

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

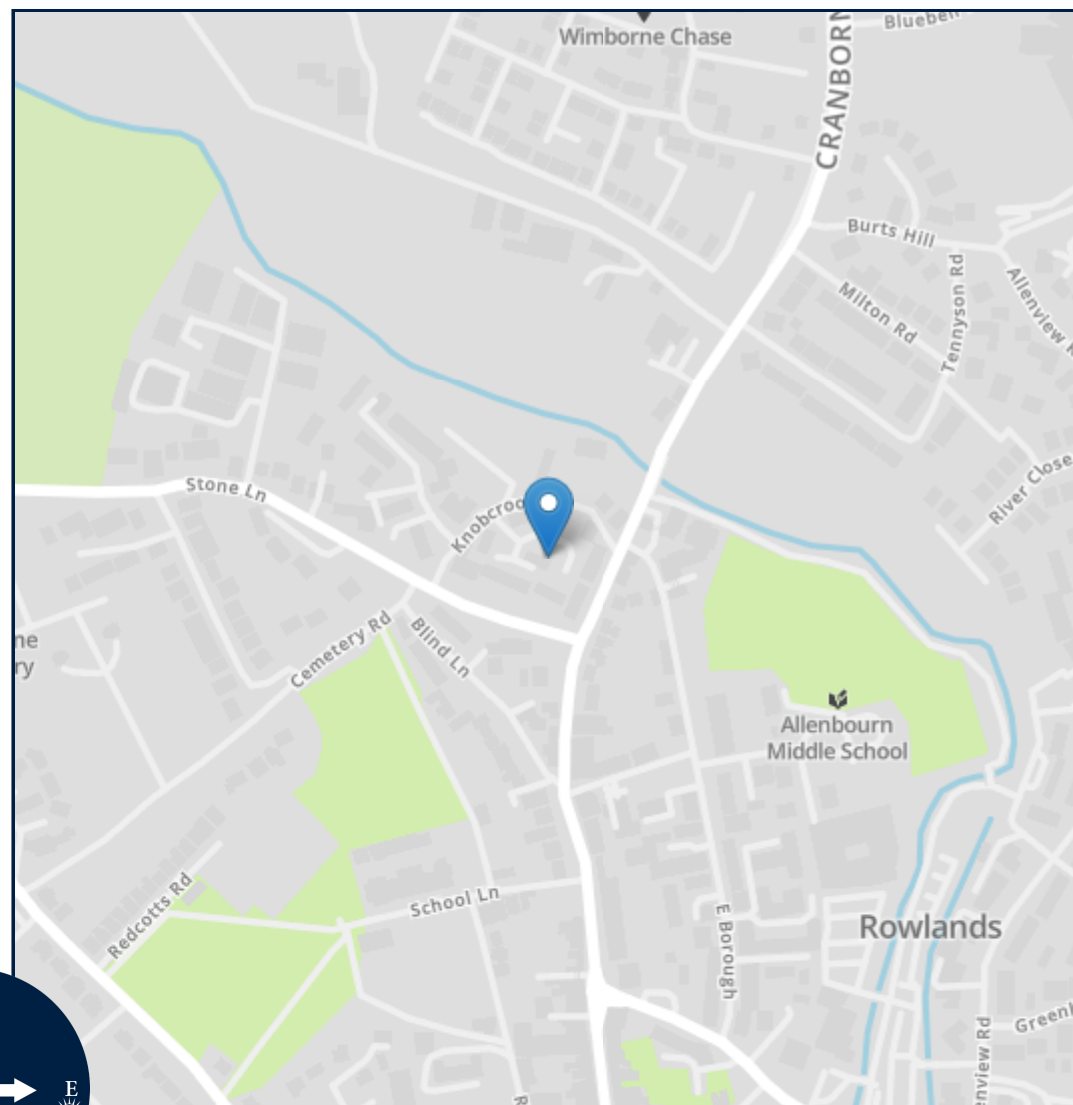
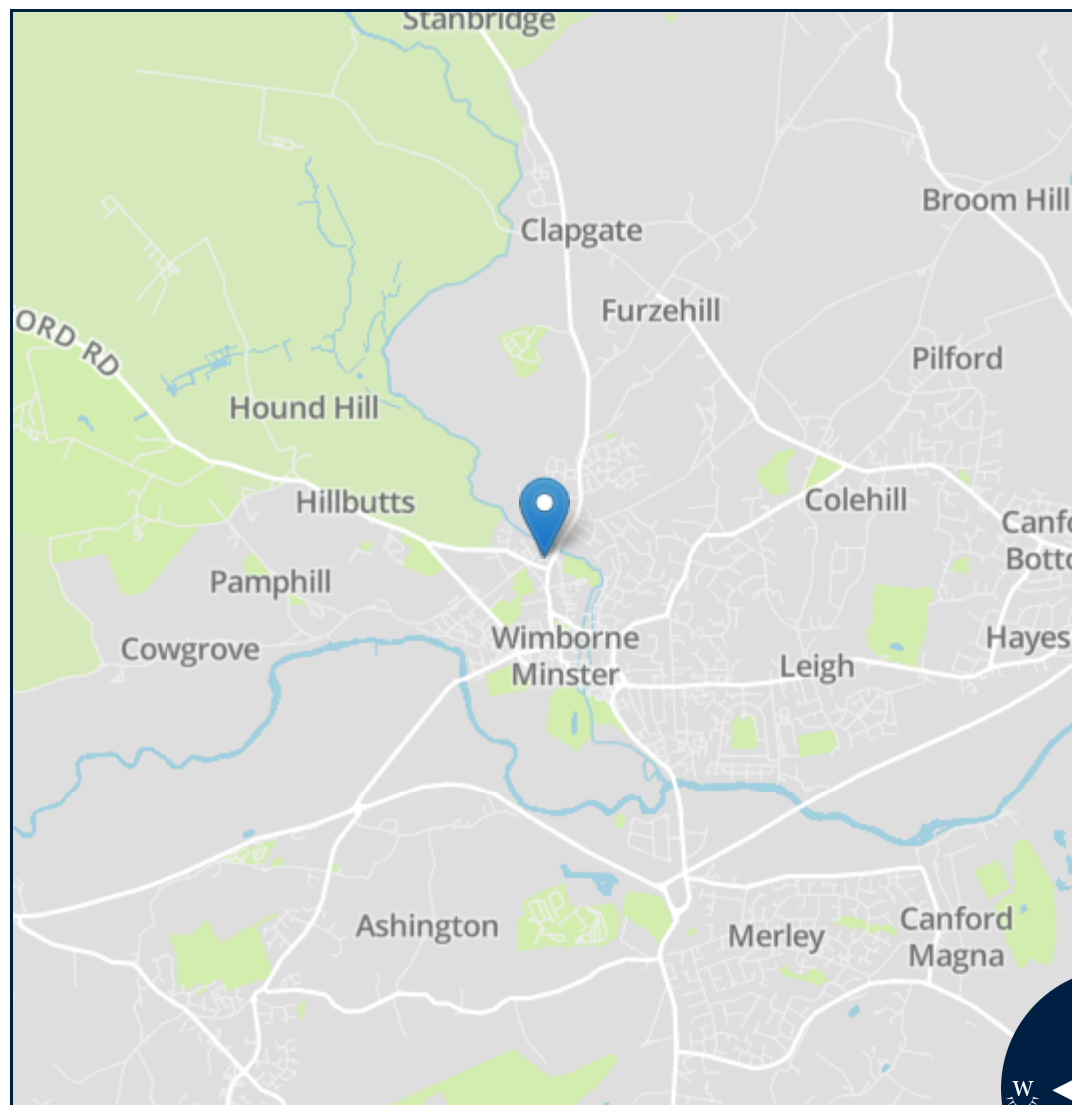
Local Authority: Dorset Council

Council Tax Band: C

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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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