



£1,725 pcm

Freehold

COPPERCOURT LEAZE, WIMBORNE BH21 1QX

-  3
-  2
-  2
-  1
-  1

- ◆ **VERSATILE HOME**
- ◆ **TOWN CENTRE**
- ◆ **GARAGE AND DRIVEWAY**
- ◆ **TWO BATHROOMS**

A well proportioned three storey townhouse, set within an attractive gated development in the heart of Wimborne town.

Property Description

The home offers a truly versatile configuration to suit various tenants, and offers a very adaptable choice. The property has been re-decorated throughout in neutral tones. The ground floor comprises entrance hallway, WC, store cupboard, together with utility/kitchen and study/bedroom four. There is access to the integral garage from the hallway and access to the rear via double doors. The first floor provides a light and spacious arrangement of living accommodation, comprising bathroom, kitchen breakfast room and L-shaped lounge diner, lounge diner being the full width of the property, further staircase leading to the second floor bedrooms and bathroom.

Gardens and Grounds

This secluded development offers security and a sense of community, providing a quiet and well maintained approach to the home. There is a small paved area to the front of the home with a raised shrub bed and parking for one vehicle, plus a further vehicle in the garage. The rear courtyard is laid to paviour with shrub beds and enclosed by wrought iron fencing.

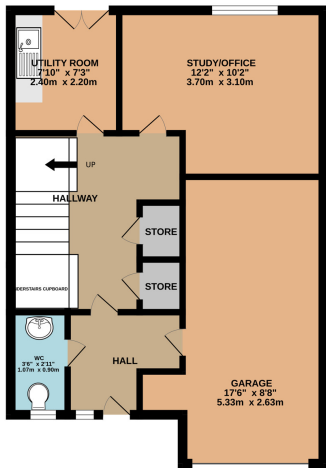
Location

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 dating back over 50 years 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.

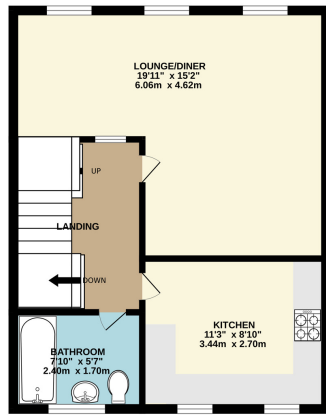


Size - 1427 sq ft (132.8 sq m)
 Heating - Gas fired central heating
 Glazing - Sealed unit glazing
 Parking - Driveway and garage
 Garden - Courtyard
 Main Services - gas, water, electric, drains
 Broadband speed up to - 76 Mbps
 Approx. rental income - £ pcm
 Viewing - by appointment
 Local authority - East Dorset Dist.
 Council
 Council tax - Band E

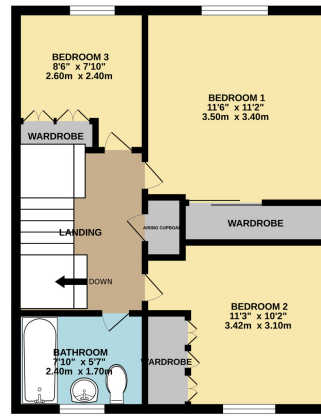
GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

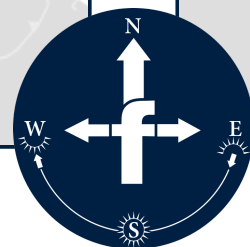
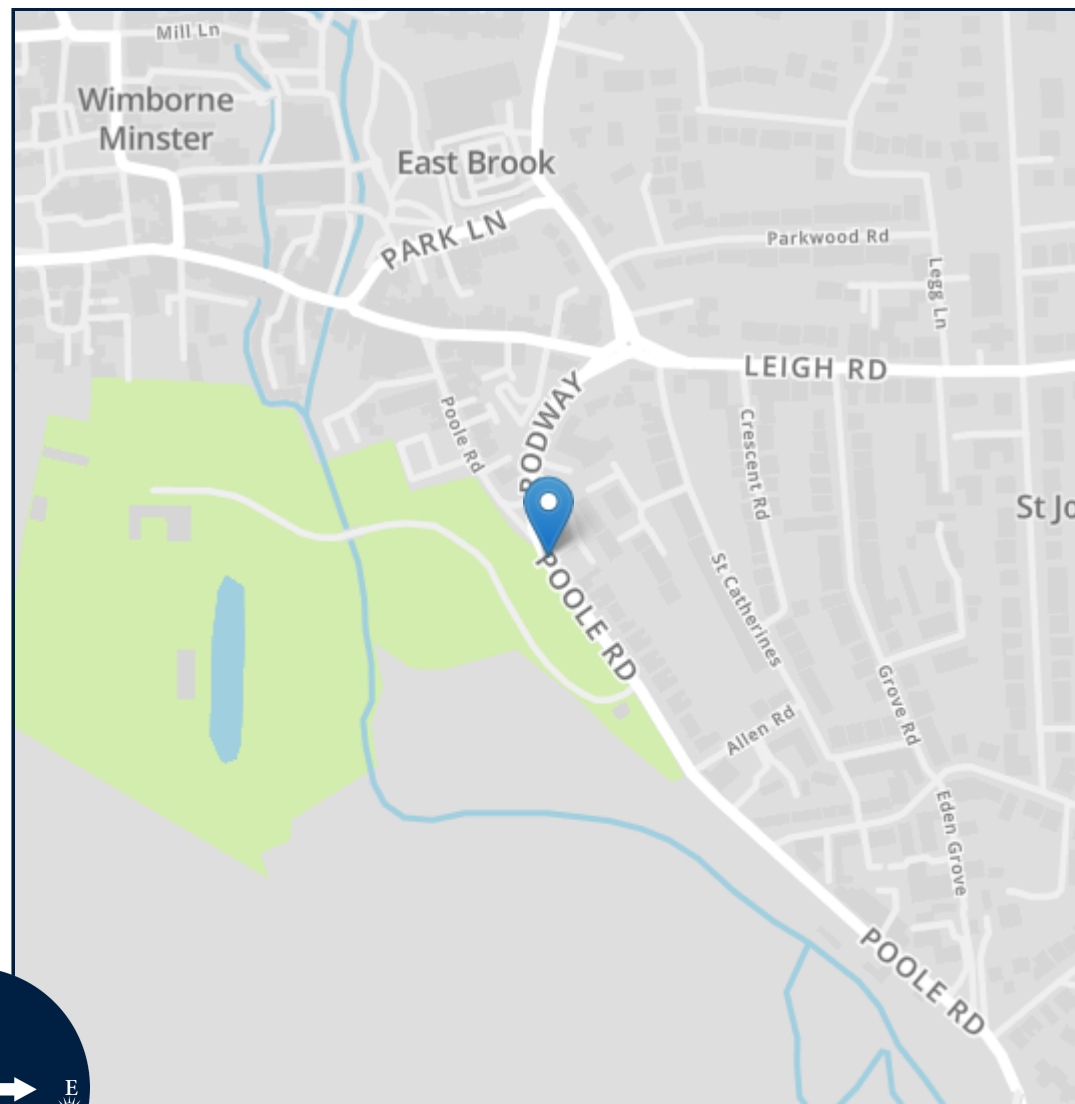
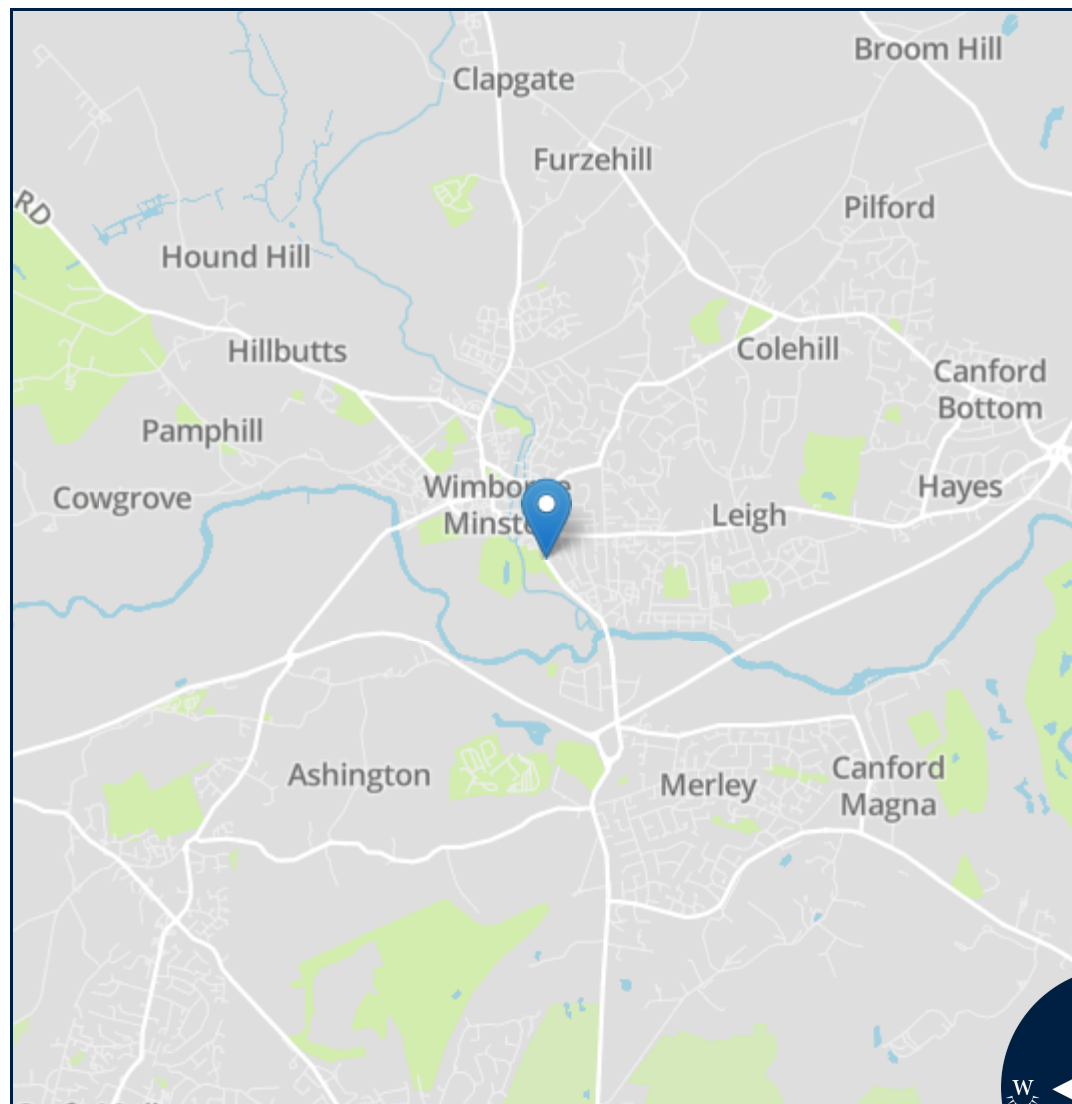


2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83

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