



£2,000 pcm

POTTLE WALK, WIMBORNE BH21 2FD

Freehold



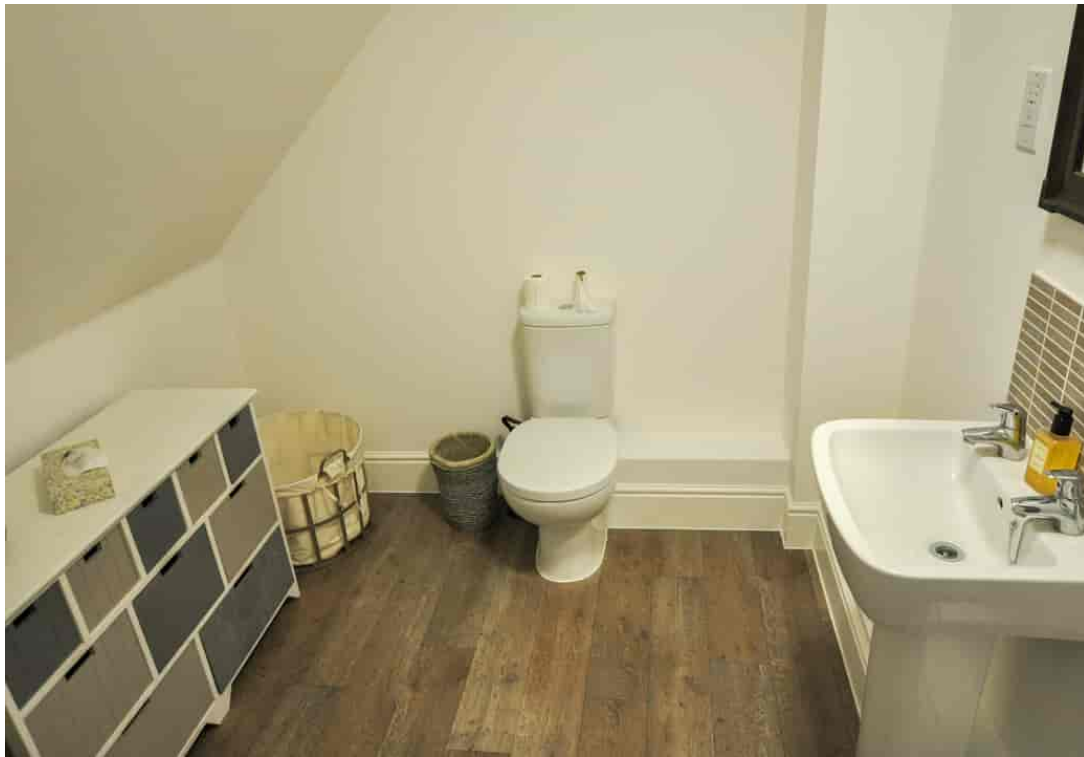
- ◆ TOWN HOUSE WITH RIVER VIEWS
- ◆ FOUR BEDROOMS
- ◆ PART FURNISHED
- ◆ TWO ALLOCATED PARKING SPACES
- ◆ ENSUITE TO MASTER BEDROOM
- ◆ GAS FIRED HEATING
- ◆ CLOSE TO AMENITIES AND TOWN CENTRE

A well appointed, four bedroom town house within this popular waterside development boasting views across the River Stour, as well as benefiting from being within level walking distance of Wimborne Town Centre.

Description

The Waters Edge Development was completed in 2015 and comprises a range of two, three and four bedroom homes, all nestled along the edge of the River Stour. This particular property has a frontline position offering views across the Stour and beyond, towards Canford. The accommodation comprises a ground floor reception room with patio doors opening onto a front garden laid to lawn. At the rear of the ground floor, there is a kitchen with open plan dining area with french doors opening onto a secure walled rear garden. Cloakroom and storage cupboards on the ground floor, a storage cupboard houses a condensing tumble dryer. A return staircase gives access to the first floor which offers three bedrooms and a family bathroom. The second bedroom is a multifunctional room which lends itself to either a large double bedroom or a second reception with views over the river. All bedrooms on the second floor are serviced by a family bathroom with a shower over the bath. The second floor hosts the double aspect master suite which benefits from an ensuite bathroom and area suitable as a walk in wardrobe. The home benefits from gas fired central heating and is double glazed throughout. This property is being offered on a part-furnished basis.





Outside

The south facing front garden is laid to lawn and a paved pathway leads to the front door and there is a patio area adjoining, which is accessible from the ground floor reception room. From here you can enjoy the views across the River Stour and beyond. The rear garden is enclosed and has been laid to lawn. There is a garden gate providing access to the two allocated parking spaces.

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: 1261 sq ft (117.1 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Two allocated spaces

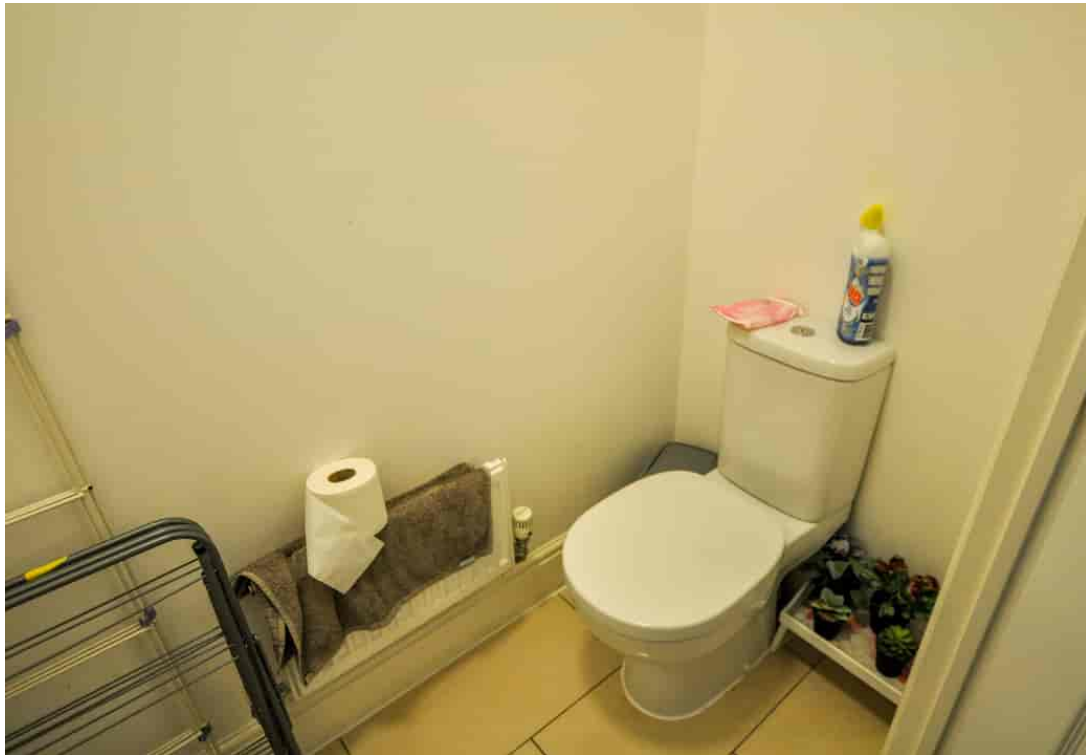
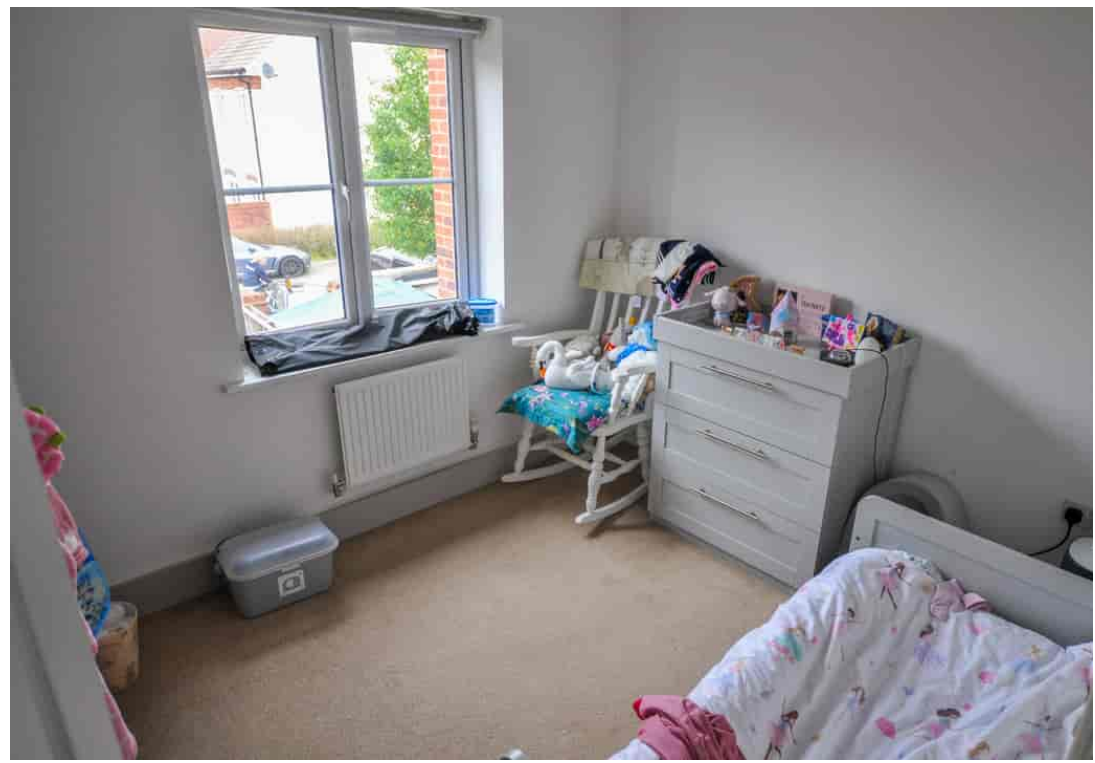
Garden: South facing

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

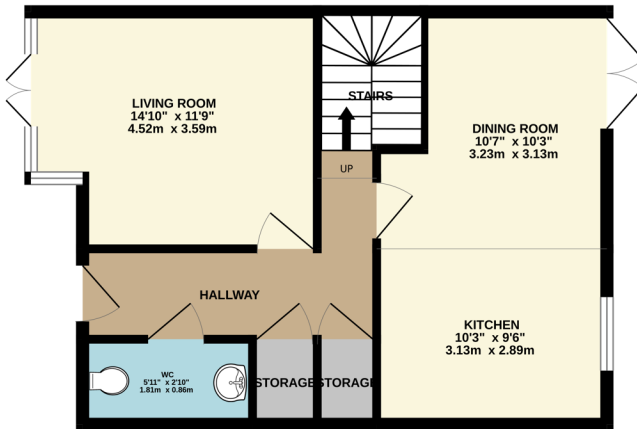
Local Authority: Dorset Council

Council Tax Band: E

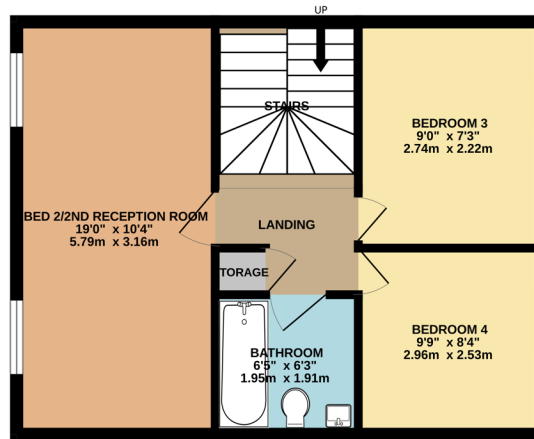




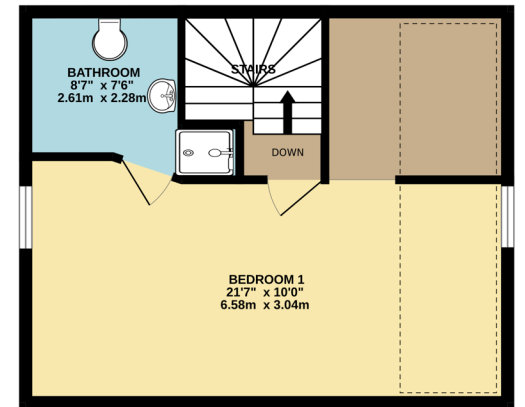
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

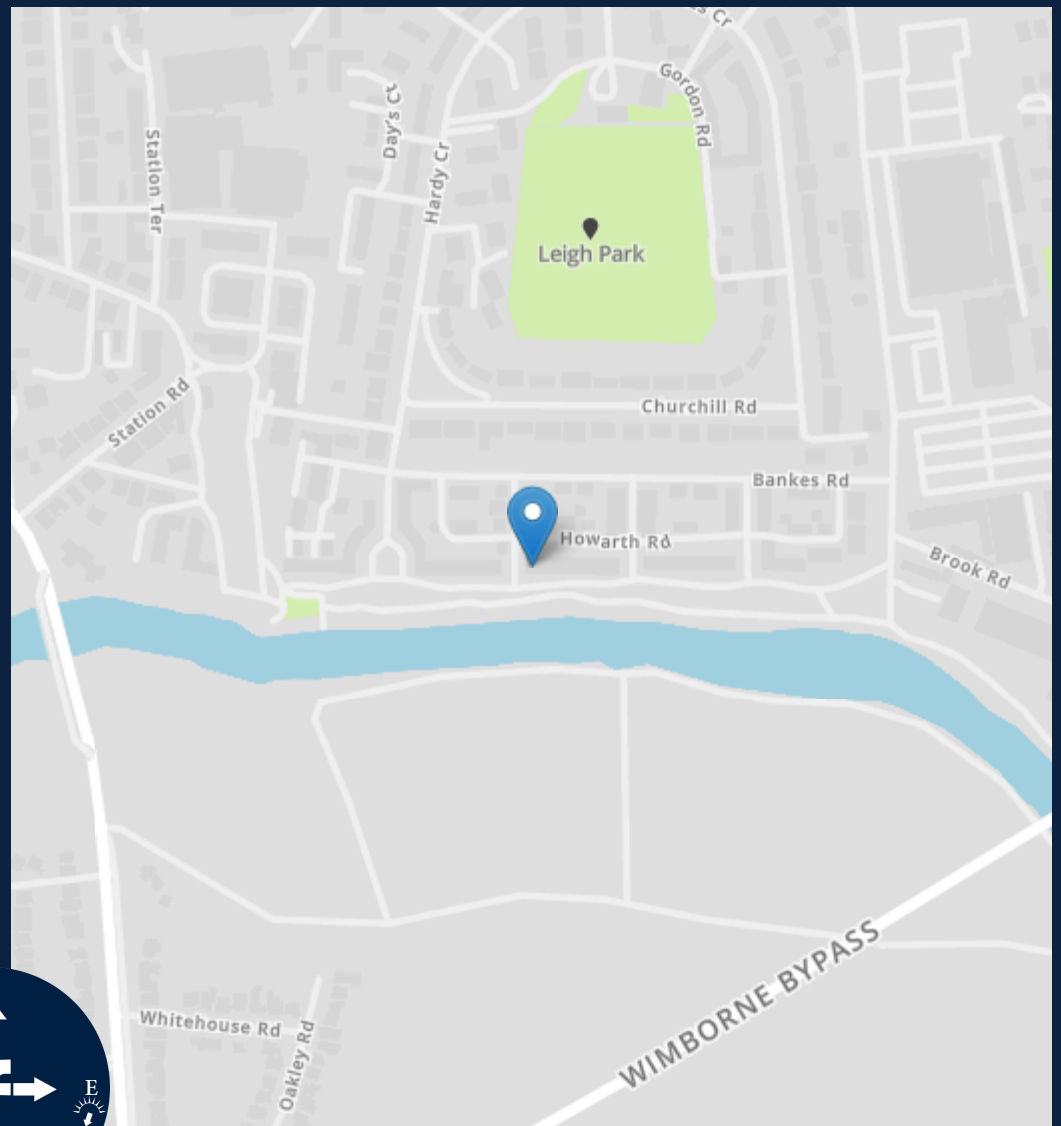
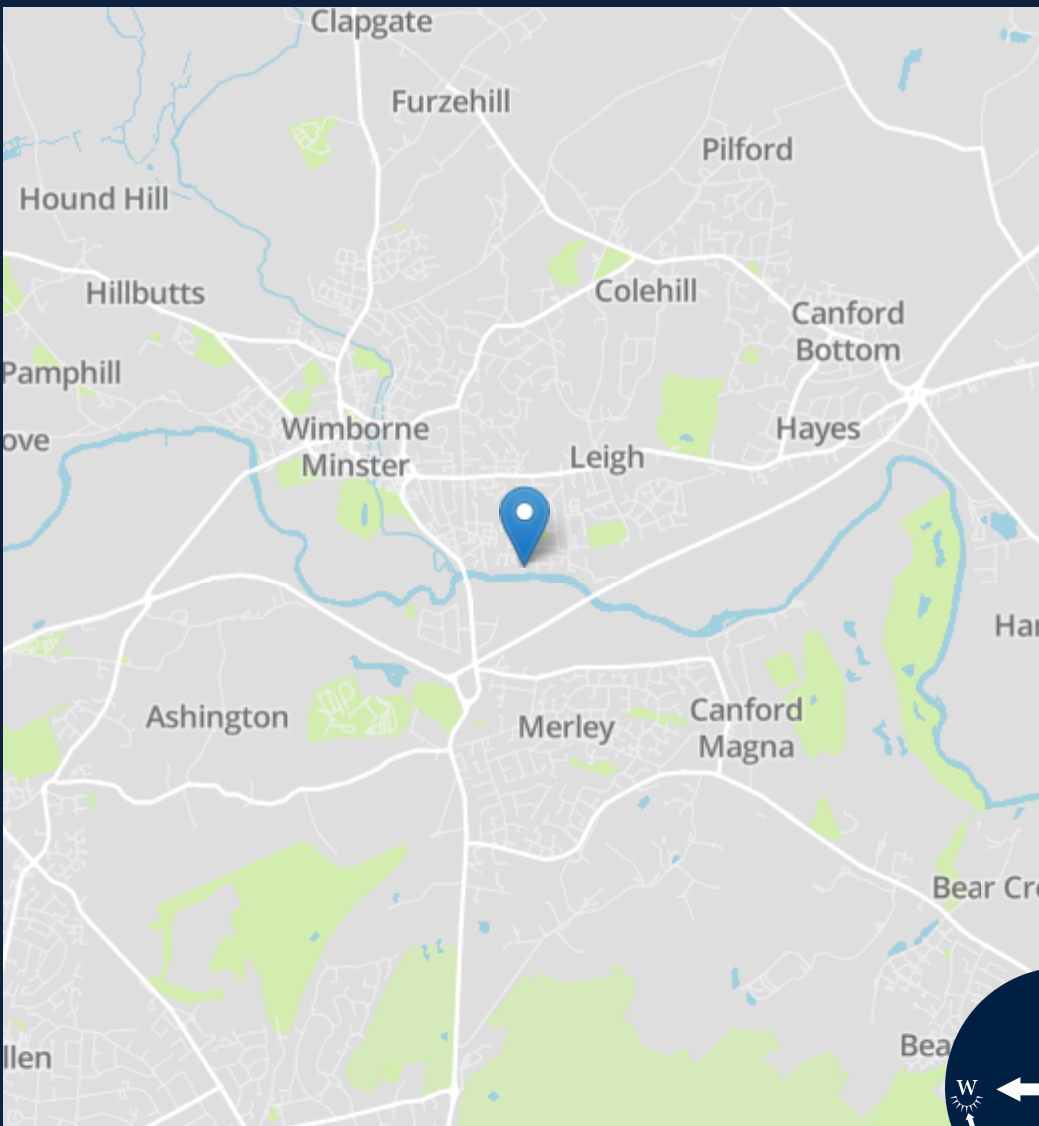


2ND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
A (92+)	
B (81-91)	86
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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