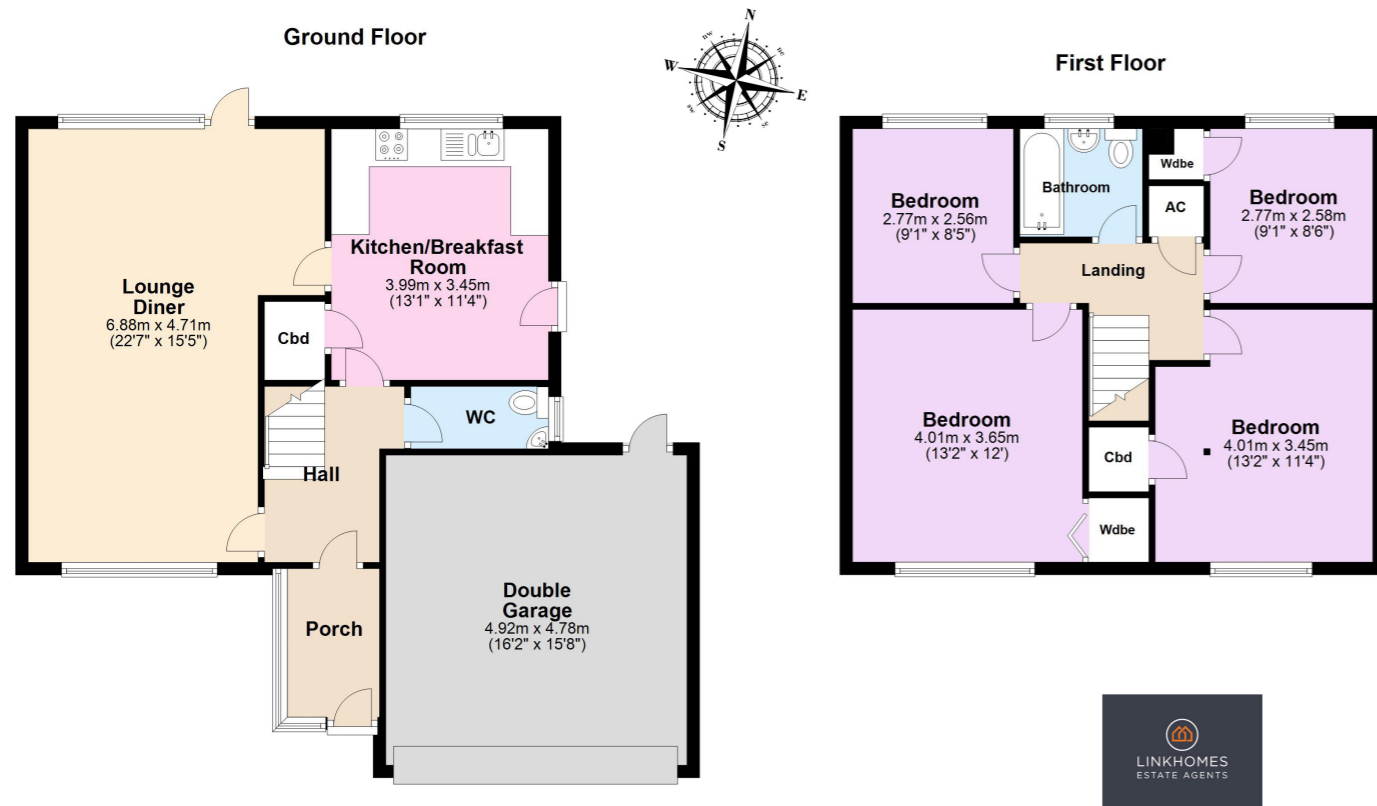


Link Homes

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LINKHOMES  
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Total area: approx. 136.7 sq. metres (1471.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



202 Rempstone Road, Wimborne, Dorset, BH21 1SY  
Offers Over £475,000

**\*\* PERFECT FAMILY HOME \*\* DOUBLE GARAGE \*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom detached home, in need of modernisation, situated in the popular Merley location. Offering over 1,450 square feet of living accommodation and benefitting from an array of standout features including four good-sized bedrooms, a bright and airy living room/dining room with a feature gas fireplace and access onto the private rear garden, a separate kitchen with space for appliances, a three-piece family bathroom suite, a downstairs WC, a double garage offering power and lighting and a tarmacked driveway with parking for two vehicles. This property is a must view to appreciate the accommodation it has to offer!

Rempstone Road sits centrally between Wimborne Minster and Broadstone High Street, Wimborne Minster is a desirable market town offering a variety of shops, restaurants, cafes and bars few of which include, Waitrose supermarket, Nusara, Costa Coffee and Superdrug. Broadstone High Street offers M&S food hall, Boots, Tap and Grape and The Junction Sports & Leisure Centre. A short walk away from the property you can find the Post Office, Oakley Village Butchers, The Pharmacy, Shan Hai Chinese Takeaway and the Nisa Local. Delph Woods and The Casteman trailway are both approximately a mile away. Local schools and nurseries include Merley First School, Down In The Woods Pre-School and Canford Private School.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Porch

Smooth set ceiling, UPVC double glazed windows to the front and side aspect, UPVC double glazed UPVC door to the front aspect, exposed brick and carpeted flooring.

### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted single door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, power points, thermostat, alarm system, carpeted stairs to the first floor, under stairs shoe cupboard, internet point and laminate flooring.

### Living Room/Dining Room

Coved and smooth set ceiling, ceiling lights, wall lights, dual aspect UPVC double glazed window to the front and rear aspect, UPVC double glazed single door to the rear aspect leading onto the garden, two radiators, feature gas fireplace, power points, television point, telephone point and carpeted flooring.

### Kitchen

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, integrated double oven with a four point gas hob and overhead extractor fan, 'Valliant' boiler, one and a half bowl stainless steel sink with drainer, tiled splash back, power points, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, radiator, pantry cupboard and vinyl flooring.

### Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with tiled splash back and under storage, radiator and vinyl flooring.

## First Floor

### Landing

Coved and smooth set ceiling, ceiling light, loft hatch (partially boarded and lighting), power points, airing cupboard with shelving and the water cylinder enclosed and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, fitted wardrobe with sliding wooden door, fitted over head cupboards with power points enclosed, fitted bedside tables with feature lights, telephone point and carpeted flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect radiator, power points, television point, storage cupboard with shelving and carpeted flooring.



### Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes and overhead fitted cupboards, power points, storage cupboard and carpeted flooring.

### Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, telephone point and carpeted flooring.

### Bathroom

Coved and smooth set ceiling, extractor fan, downlights, UPVC double glazed frosted window to the rear aspect, tiled walls panelled bath with power shower and shower curtain, wall mounted sink with under storage, toilet, wall mounted heated towel rail, wall mounted storage cupboard with mirrored front, shaving point and carpeted flooring.



## Garden

### Rear Garden

Mainly laid to lawn with patio area, surrounding wooden fences, surrounding shrubbery, one green house, an outside tap, power points, lean-to, side gated access and rear access to the double garage.

### Double Garage

Power and lighting and an electric roller door.

### Driveway

Tarmac driveway with space for two vehicles, access to double garage, lawn area, trees, outside lights, side gated access and bushes.



## Agents Notes

### Useful Information

Tenure: Freehold  
 EPC Rating: B  
 Council Tax Band: E - Approximately £2,910.94 per annum.  
 The property benefits from solar panels which are owned by the current owner and are in fully-working order.

### Stamp Duty

First Time Buyer: £1,250  
 Moving Home: 10,000  
 Additional Property: £35,000

