



Asking Price

£425,000

SOPWITH CRESCENT, WIMBORNE BH21 1XQ

Freehold



- ◆ **DETACHED BUNGALOW**
- ◆ **THREE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **MODERNISATION REQUIRED**
- ◆ **NO FORWARD CHAIN**
- ◆ **GARAGE AND OFF ROAD PARKING**
- ◆ **GENEROUS PLOT**
- ◆ **SOLE AGENTS**

A detached, three bedroom, bungalow requiring modernisation and offering scope to extend (STPP) within the heart of Merley and being offered without a forward chain. Sole Agents.

Property Description

Built in 1978 the bungalow has had only one owner. Merley sits between Wimborne and Broadstone with this particular property situated towards the easterly edge close to Canford Magna. The accommodation comprises a living room with french doors to the rear garden, kitchen with a variety of base and eye level units, three bedrooms (one currently used as a dining room) and a family bathroom with a separate cloakroom. The property has been double glazed throughout and benefits from gas fired central heating and in our opinion has scope to be extended (STPP) as well as requiring general modernisation throughout.

This particular property sits within close proximity to local amenities such as doctors, local shops and schools. Merley also benefits from multiple bus stops which offer routes to Wimborne, Poole and Bournemouth.





Gardens and Grounds

The front garden is primarily laid to a kept lawn with a variety of mature shrubs and hedging which clearly defines the boundary. The drive sits to the left hand side of the plot and provides access to the attached single garage which has an up and over style door. There is a pathway to the left hand side of the property leading to the rear garden and there is garden space to the right. The rear garden has an Easterly aspect, is not overlooked and primarily laid to a kept lawn and has a variety of mature hedges, shrubs and fruit trees.

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: 942 sq ft (87.5 sq m)

Heating: Gas fired (vented)

Glazing: Double glazed

Parking: Driveway & single garage

Garden: East facing

Loft: Yes.

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

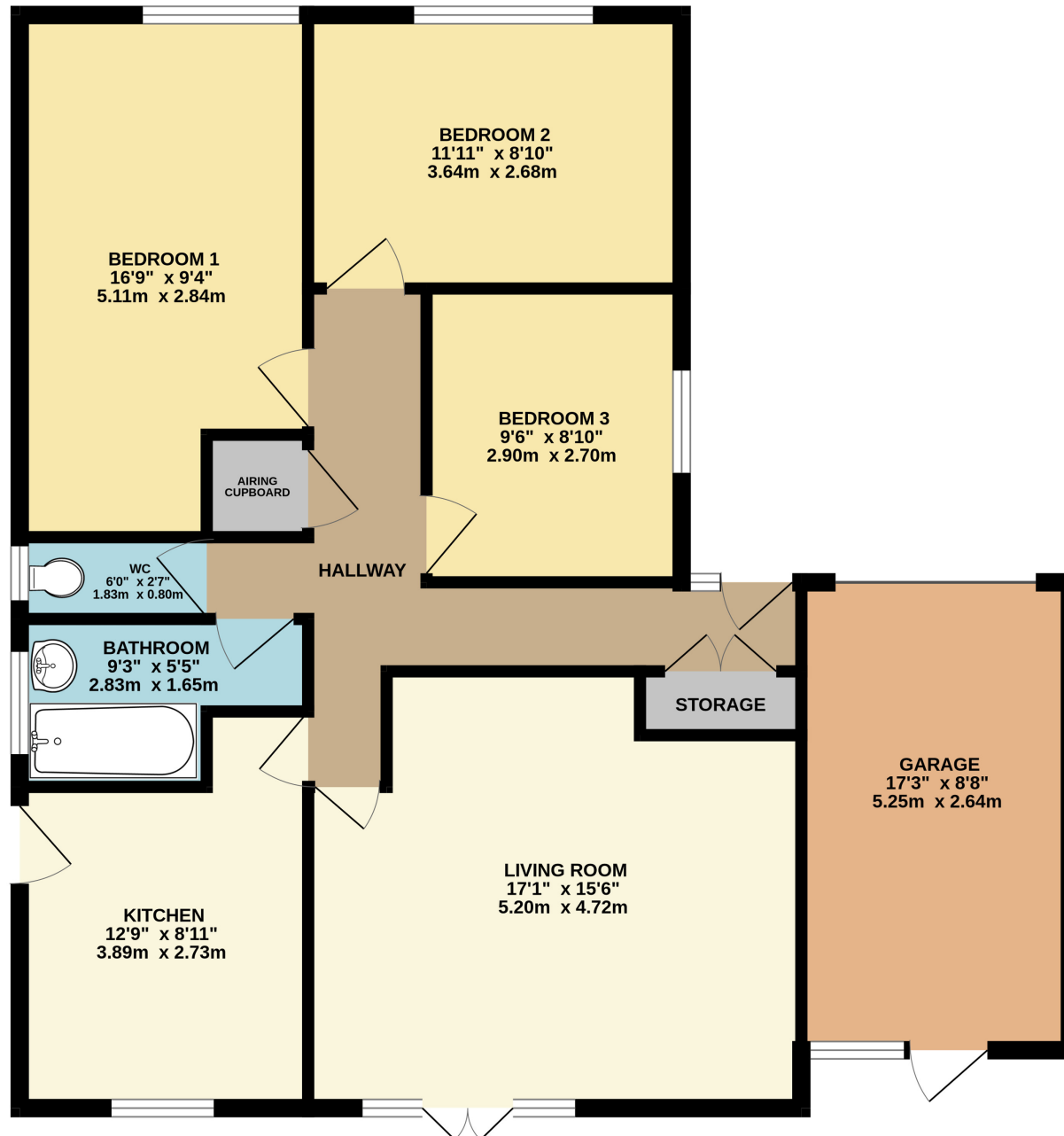
Local Authority: BCP Council

Council Tax Band: D

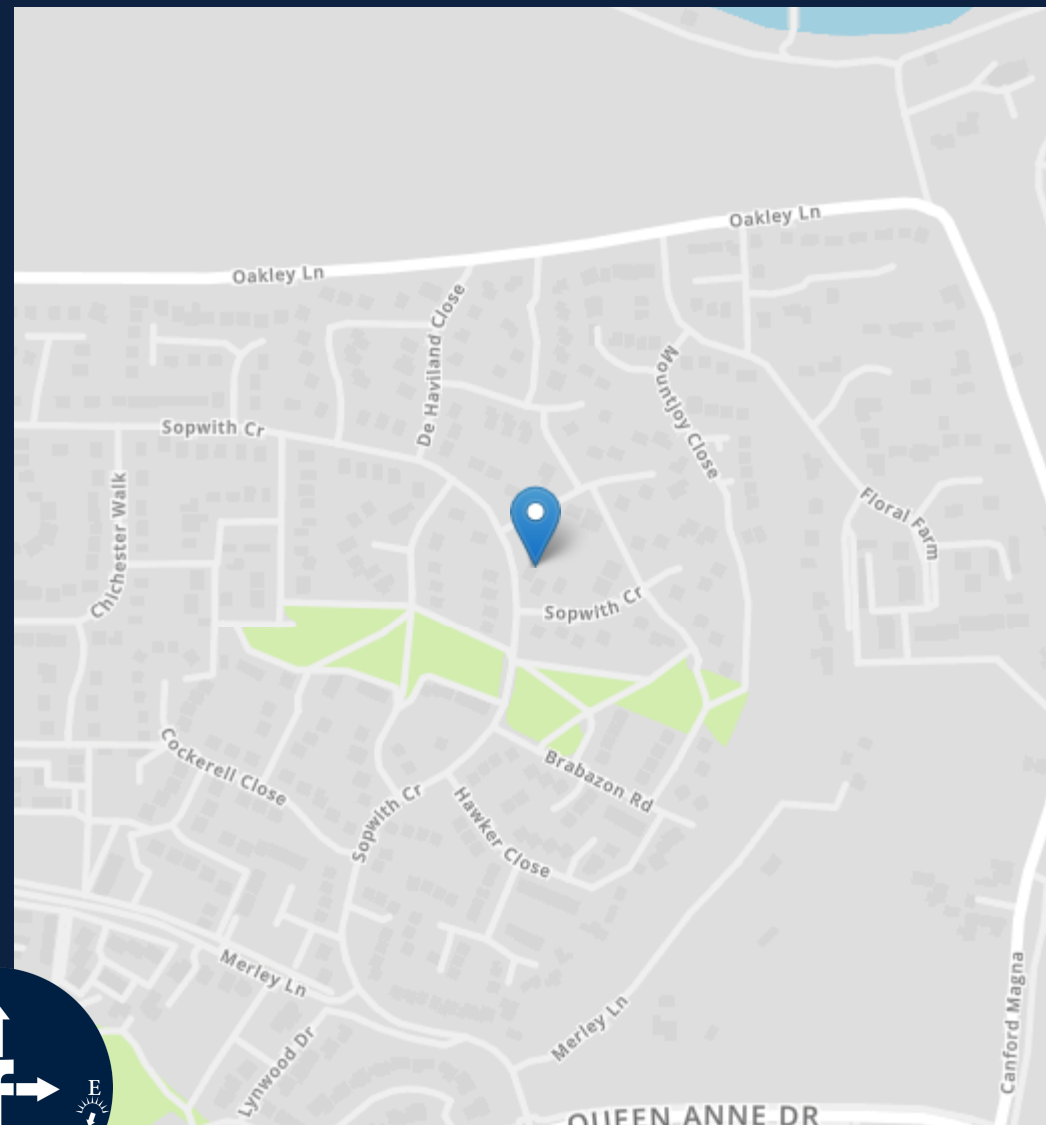
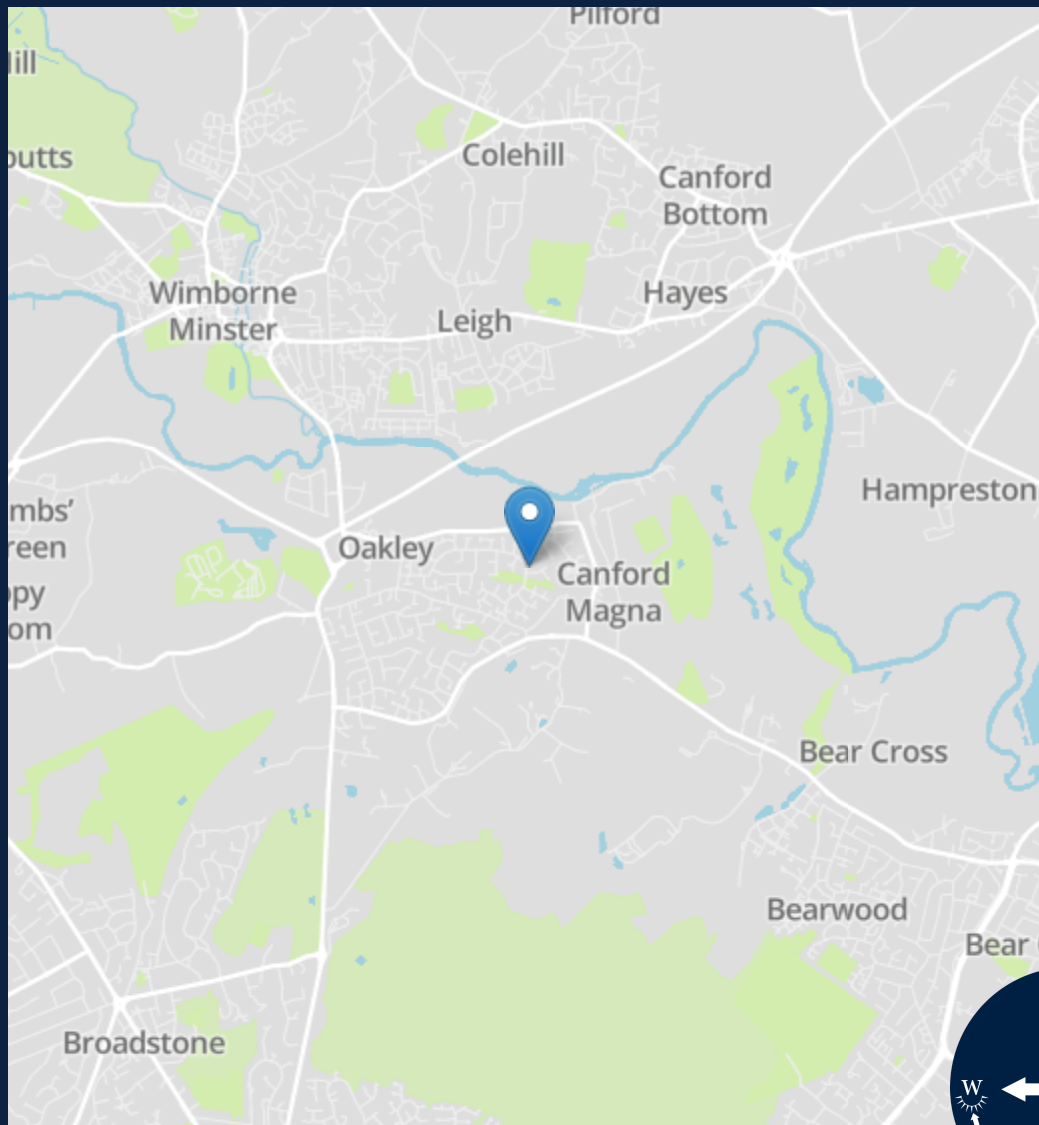




GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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 | 68 | 78 |
| (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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