



**Double
Garage**

**Wimborne
Dorset, BH21 1YD**

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FREEHOLD PRICE: £375,000

A well proportioned two bedroom detached bungalow, DOUBLE garage and two parking spaces and set on a corner plot close to the town centre with solar panels providing a substantial annual saving. NO FORWARD CHAIN. Disabled access.

- Entrance porch with disabled access via a storm porch providing cover when wet
- Internal hall with loft access
- Sitting room with new fitted carpet
- Kitchen finished in a range of floor and wall mounted units with complementary worktops, free standing cooker, washing machine, fridge and freezer, door to conservatory style porch
- Shower room with large double shower, pedestal wash hand basin and low level flush WC
- Bedroom one includes fitted wardrobes
- Second bedroom/study/dining room with access to conservatory
- Conservatory with tiled floor
- The garden is part walled and includes a range flowers and shrubs
- DOUBLE garage with power and light, twin doors and a private door with access to garden and loft access for extra storage. Parking for two cars
- The property has electric heating including 12 solar panels and a tesla battery for energy storage. We have been advised by the vendor that the property is supplied by Octopus on a flux tariff. The installers Empower based in Ringwood monitor the system to ensure solar panels are operational – due to the size of the property and the vendor's lifestyle, the tariff covered the cost of heating for the previous year. New immersion tank fitted in 2023

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: C EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Garage

Approx. 25.8 sq. metres (277.7 sq. feet)

Ground Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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