

**34, Montacute Way, Merley,
Wimborne, BH21 1TZ**



Property overview

Guide Price £535,000

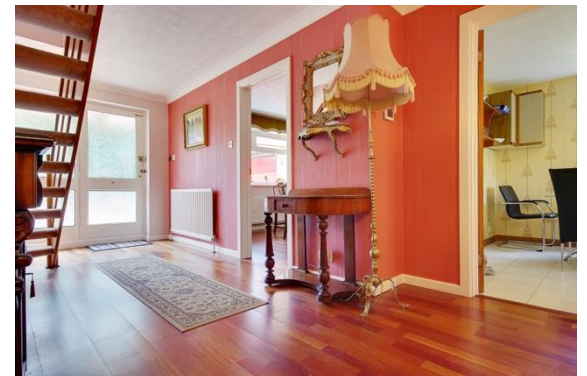
A well presented detached house situated on a generous corner plot in the sought after cul-de-sac of Montacute Way, Wimborne.

Convenient for local schools (including Merley First School - Outstanding OFSTED rating), Wimborne Minster (2.2 Miles), Broadstone (2.2 miles), local parks and travel routes to Poole (5.1 miles) Bournemouth (8.0 miles) and Ferndown (5.0 miles).

The accommodation offers a large entrance hallway, living room opening to conservatory, separate dining room, kitchen/breakfast room, utility, and cloakroom. On the first floor, there are four bedrooms (as well as walk through wardrobe and en-suite shower room from Bedroom One), airing cupboard and the main bathroom.

The property also benefits from a large detached 17' 9" garage with an electric door, a private wrap-around garden/patio and a large driveway.

Offered with no forward chain and vacant possession.



Accommodation

Storm porch, obscured glazed front door to:

Entrance Hallway: 17' 6" x 9' 3" (5.33m x 2.82m)

Fire alarm, obscured window to front aspect, burglar alarm keypad/control panel, stairs to first floor, feature wall lights, landline point, radiator, wood panel flooring, doors to accommodation.

Dining Room: 12' 4" x 11' 5" (3.76m x 3.48m)

Window to front aspect, radiator, wood flooring.

Kitchen/Breakfast Room: 19' 0" x 9' 10" (5.79m x 2.99m)

Window to side aspect, window to rear aspect, range of eye and base level units, integrated appliances (low level freezer, low level fridge, BOSCH electric oven/ grill), part tiled walls, space for dishwasher, BOSCH gas hob with hood above with feature tile surround, 1 1/2 bowl sign plus drainer, thermostat water/heating control, radiator, door to:

Utility Room: 10' 8" max x 9' 3" max (3.25m x 2.82m)

Range of eye and base level units, space for appliances, ceramic sink bowl/drain, window to rear aspect, door to rear garden.

Cloakroom: 9' 3" max x 5' 10" (2.82m x 1.78m)

Extractor fan, part tiled walls, range eye of base level units providing storage, marble work top with inset ceramic wash hand basin, original cloakroom recess with hanging rail, radiator, WC.

Living Room: 23' 10" x 12' 11" (7.26m x 3.93m)

Window to front aspect, MITSUBISHI A/C unit, feature fire surround with coal effect gas fire, two radiators, TV point, opening to:

Conservatory: 12' 6" x 11' 7" (3.81m x 3.53m)

Polycarbonate roof, windows to side and rear aspects, dwarf wall, radiator, tiled flooring, French doors to rear patio and garden.

First Floor Landing: 12' 7" max into stair recess x 11' 2" max (3.83m x 3.40m)

Hatch to loft, smoke alarm, burglar alarm control panel, radiator, doors to accommodation and door to:

Airing Cupboard: 3' 8" x 3' 6" (1.12m x 1.07m)

Housing hot water tank, slatted shelving.

Bedroom One: 16' 1" x 12' 1" (4.90m x 3.68m)

Windows to front aspect, door to cupboard (3'00" x 2'11"), radiator, door to:

Walkthrough Dressing Room: 7' 7" max into wardrobe x 5' 1" (2.31m x 1.55m)

Obscured Window to side aspect, radiator, integrated wardrobe housing water pump, door to:

En-Suite Shower Room: 7' 6" x 6' 1" (2.28m x 1.85m)

Obscured window to side aspect, fully tiled walls, wash hand basin with mirrored cabinet above, WC with hidden cistern, shower enclosure with mixer shower over, radiator.

Bedroom Two 13' 0" x 9' 9" (3.96m x 2.97m)

MITSUBISHI A/C unit, window to front aspect, integrated wardrobe, radiator.

Bedroom Three: 11' 7" x 9' 7" (3.53m x 2.92m)

Window to rear aspect, integrated wardrobe, radiator.

Bedroom Four: 8' 8" x 7' 8" (2.64m x 2.34m)

Window to rear aspect, radiator, wood laminate flooring

Bathroom: 7' 7" x 6' 1" (2.31m x 1.85m)

Obscured window to rear aspect, fully tiled walls, range of eye and base level units with inset ceramic wash hand basin, radiator, wood panel bath with mixer tap and shower hose attachment, WC with hidden cistern.

Externally:

Front has section laid to lawn, with established shrubs and bushes. Tarmac driveway provides parking for several vehicles also giving access to front door, gate to rear garden and access to double garage. Rear is laid to wrap around patio, mainly laid to lawn with established shrubs and bushes bordering, additional patio area, further to side garden laid to lawn, water butt, gate to front and door to:

Double Garage: 17' 9" x 17' 1" (5.41m x 5.20m)

Electric remote operated up and over door (14'0" opening), power and light, side door to garden, high-level fuse box, gas meter, electric meter, concrete floor.

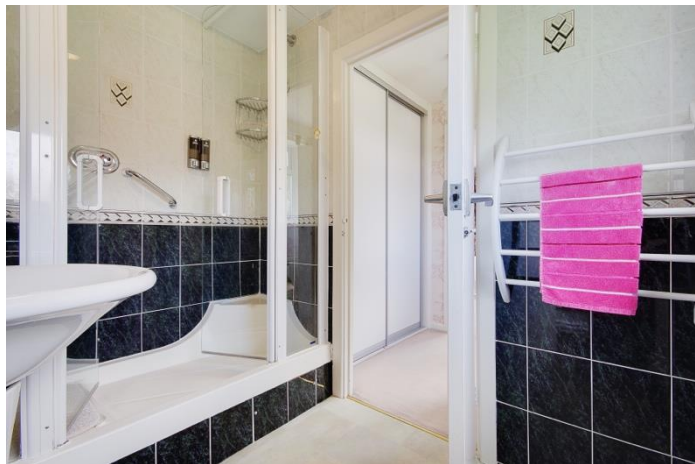
Photography















Floor Plan



EPC

Energy performance certificate (EPC)																																		
34 Montacute Way WIMBORNE BH21 1TZ	Energy rating C	Valid until: 27 June 2033 Certificate number: 6600-7088-0022-5220-9673																																
Property type	Detached house																																	
Total floor area	175 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>75 C</td> <td>84 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	75 C	84 B	55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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