





# 174 Lynwood Drive, Merley Wimborne, Dorset, BH21

- Spacious detached house
- Close to local park
- Garage and driveway parking
- 5 bedrooms
- Pets permitted
- Conservatory

## The Property

This well presented and well proportioned five-bedroom family home offers excellent living space across two reception rooms, a bright conservatory, and three well-appointed bathrooms, including an en suite shower room and a convenient downstairs shower/cloakroom.

The spacious kitchen is perfect for family life and entertaining, featuring ample seating space, a double oven, gas hob, and integrated dishwasher. Just off the kitchen, a practical utility room provides additional storage and access to the attached single garage.

Outside, the rear garden is a private oasis with a patio area ideal for al fresco dining, leading up to a neatly lawned section framed by mature hedging. A wooden shed provides handy outdoor storage. To the front, there is driveway parking and a secure garage with an up-and-over door.

## Location

Merley is very popular residential area, conveniently located close to local amenities, including a convenience store, nature reserve, parks and well thought of schools. Wimborne town centre is approximately 2 miles distance and offers a good range of amenities including supermarkets, restaurants, coffee shops and the popular Tivoli theatre.

Broadstone & the neighbouring towns of both Bournemouth & Poole are all within easy reach. There is a direct train service to London Waterloo from Bournemouth which is 8 miles away,

## Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £1,800 PCM

\*VIEWINGS SUSPENDED DUE TO HIGH DEMAND – No further enquiries being taken\*

A modern 5 bedroom house set in a quiet residential cul-de-sac.

Size: 1,678 sq ft

Council Tax: BCP £2,756.03  
(2025/26), Band E



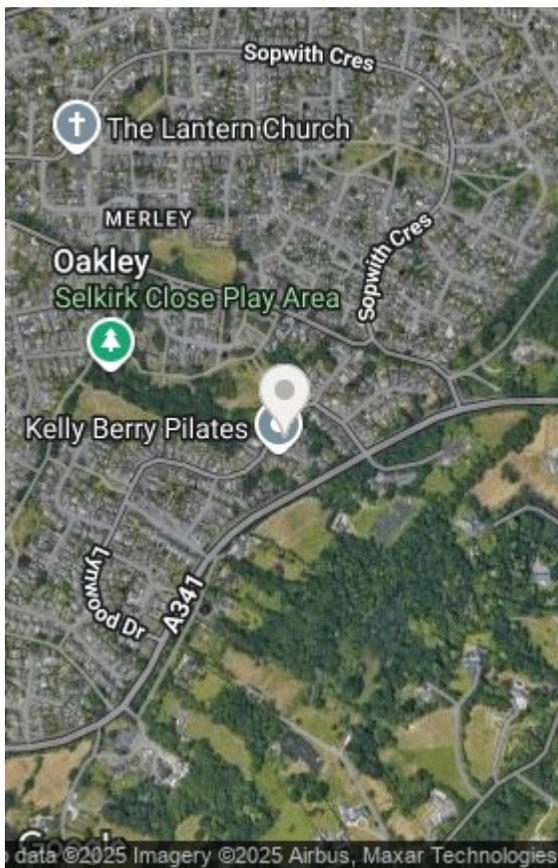
**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

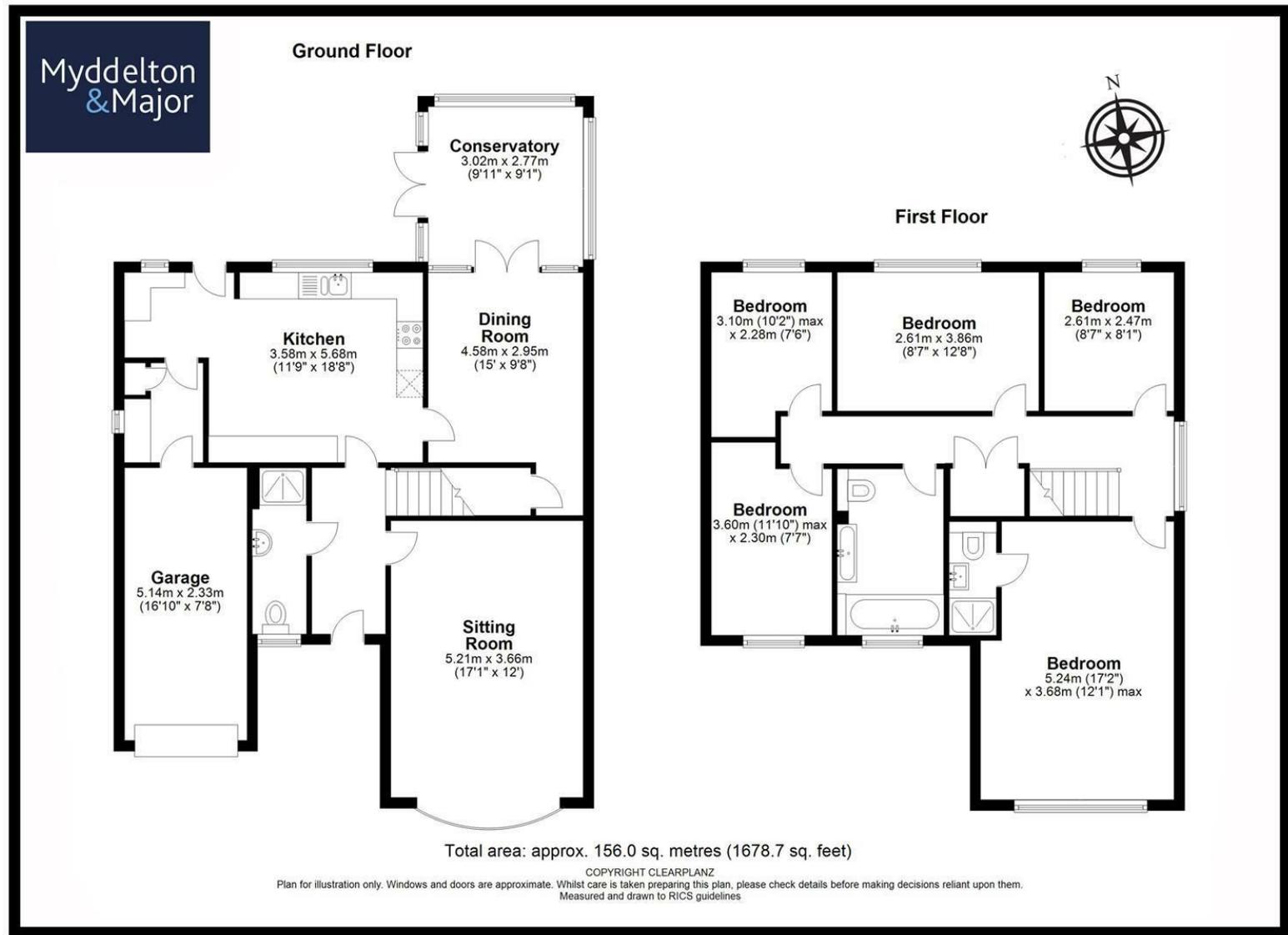
**Services:** Mains gas, electricity and water.

**Other Fees:** See Website.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>71</b>	Potential: <b>81</b>
EU Directive 2002/91/EC	
England & Wales	



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