



**11 Fletcher Way Wimborne BH21 2FH**

Situated a moments stroll from the river, this modern home benefits from ensuite, good sized living room, easy maintenance garden, garage and parking.

**EXCELLENT ENERGY RATING**

- **Built 2015 with Remainder of Builders Warranty**
- **Three Bedrooms to First Floor**
- **Bathroom and Ensuite Shower Room**
- **Easy Maintenance Garden**
- **Garage with Power, plus Parking**
- **River Walks on your Doorstep**

**£400,000 Freehold**



## 11 Fletcher Way, Wimborne, Dorset, BH21 2FH

**Overview** A modern attractive home situated in a development of homes constructed in 2015, aptly named of WATERS EDGE, which is very much as it says with the river on the doorstep! This three bedroom home is unique in style, with the benefit of a garage and easy to maintain garden.

**Accommodation Summary** To the ground floor there is a fitted kitchen enjoying matching eye and low levels units with fitted electric oven and gas hob. There is space and plumbing for usual appliances. To the other end is space for breakfast table and chairs. The living room has double doors to the garden along with window. Completing the downstairs is a cloakroom. The first floor has three bedrooms, bedroom one having ensuite shower room, along with main family bathroom.

**Outside and Garden** The garden has been laid for ease of maintenance with artificial grass, and patio. This is enclosed by a decorative brick wall with a garden gate on the rear boundary that gives access to a parking space in front of the single garage which has an up and over style door. The garage benefits from power and light, and is currently utilised as a gym space.

### Material Information

*Buyers should satisfy themselves on such matters prior to purchase.*

<b>Council Tax:</b>	Band D: £2,416.09 (Dorset Council)
<b>EPC Rating:</b>	B (82)
<b>Services:</b>	Mains Services including gas, electric and sewage (water meter)
<b>Current Utilities:</b>	Gas & Electric: EON - Smart meters
<b>Broadband:</b>	SKY (Ultra Fast is available in the area)
<b>Property Age:</b>	2015

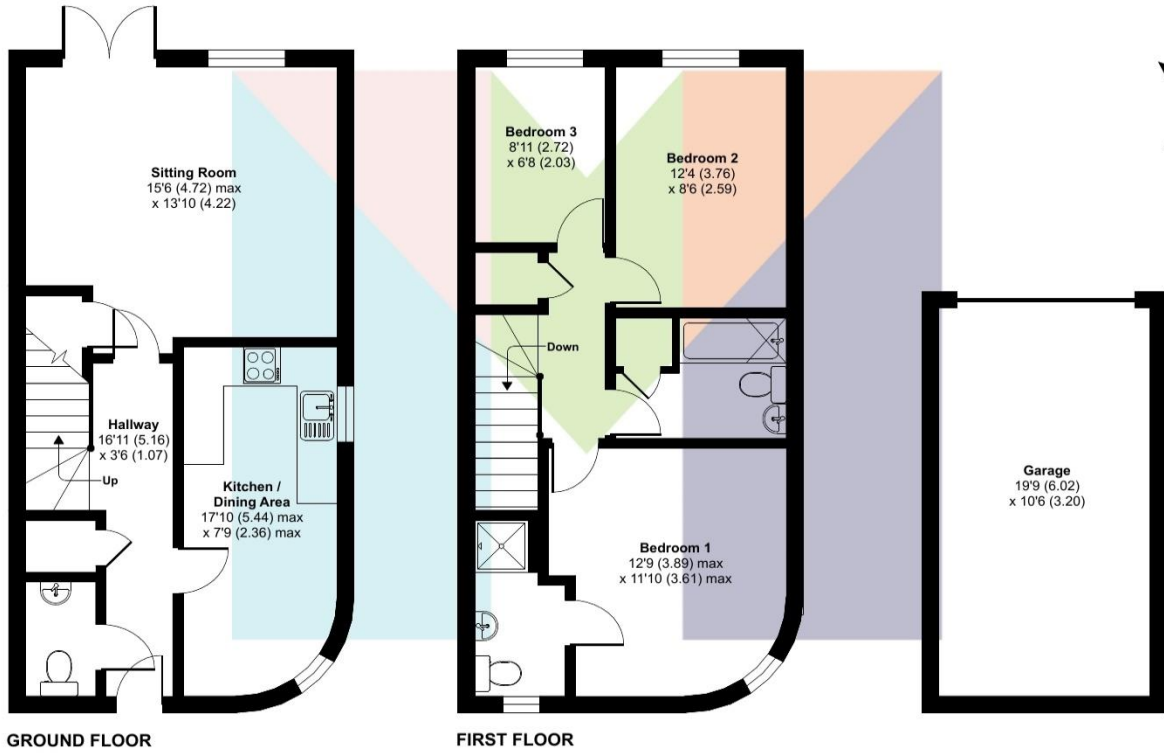
We are advised there is a service charge for the development which is managed by REMUS. The most recent bill being approximately £280 PA



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

### Viewing

Telephone: 01202 818220  
wimborne@meyersstates.com  
Web: www.meyersstates.com



## Fletcher Way, Wimborne

Approximate Area = 986 sq ft / 91.6 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1194 sq ft / 110.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Meyers Estates. REF: 1078563

