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TARRANT CLOSE

WIMBORNE BH21 2FB



# GUIDE PRICE £460,000

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- **TOWN HOUSE**
- **FOUR BEDROOMS**
- **OPEN PLAN KITCHEN/FAMILY ROOM**
- **SEPARATE LOUNGE**
- **BATHROOM AND ENSUITE**
- **GARAGE**
- **LEVEL WALK TO TOWN**
- **RIVERSIDE WALKS NEARBY**
- **NO FORWARD CHAIN**

This four bedroom town house is conveniently located within level walking distance of the town centre as well as river and countryside walks nearby. Well presented throughout, accommodation is well proportioned and arranged over three floors offering versatility with a generously sized open plan kitchen/family room on the ground floor with French doors opening to the garden. The kitchen is fitted with a range of base and wall units and includes a built under double oven, inset hob and extractor, with under counter space for free standing white goods. A separate well proportioned



lounge overlooks the front of the property.

On the first floor there are three bedrooms and a family bathroom fitted with a classic white suite. The master suite occupies the second floor - a generously sized dual aspect room with built-in wardrobe and an adjoining ensuite shower room. A cloakroom is located downstairs in the entrance hallway.

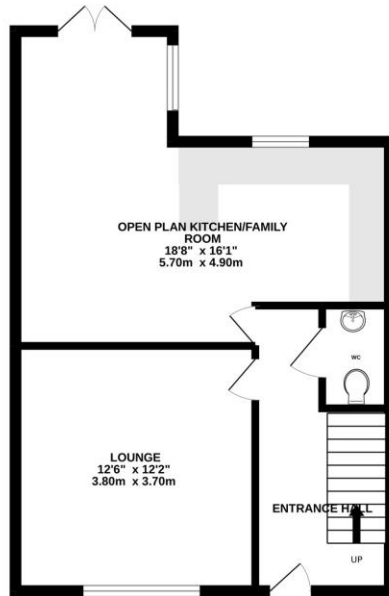
Outside, the property has an enclosed rear garden and a garage nearby.

EPC: B

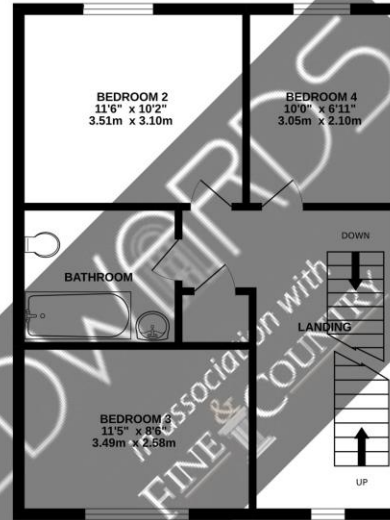
Council Tax Band: D (Dorset - East Dorset)



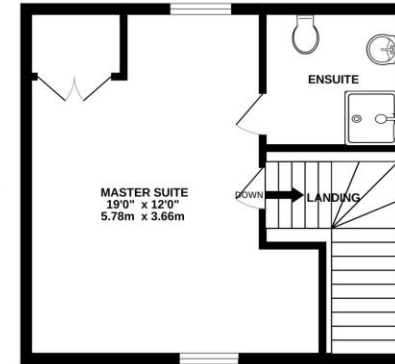
GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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