

**16, Bay Close, Three Legged Cross,
Wimborne, BH21 6SW**



Property overview

Guide Price £260,000

A well-presented two double bedroom semi-detached house in Bay Close, Three Legged Cross, Wimborne.

Convenient for the scenic walks/amenities of Moors Valley Country Park (2.1 miles), supermarkets and shops of Verwood (2.3 miles), local nursery, primary and Steiner schools, as well as travel routes to further afield via the A31 (3.6 miles).

The accommodation offers an entrance lobby, a lounge with a storage cupboard, and a kitchen/breakfast room on the ground floor. Upstairs, there are two double bedrooms and a family bathroom.

Externally, there is a patio/garden with a built-in gazebo and a storage shed to the rear. The property also benefits from gas-fired central heating, UPVC double glazing, character floor boards, boarded loft for storage, driveway parking and a block-paved front garden.



Accommodation

Front External:

Driveway, side gate to rear, block paved front garden section enclosed by fence and foliage, front door to:

Entrance Lobby: 5' 1" x 3' 10" (1.55m x 1.17m)

Obscured window to side aspect, hanging space for coats, radiator, character floor boards, door to:

Lounge: 14' 4" max x 12' 10" max (4.37m x 3.91m)

Obscured window to side aspect, window to front aspect, radiator, under stairs recess providing storage, character floor boards, stairs to first floor, door to kitchen and door to:

Storage Cupboard: 3' 2" max x 2' 7" max (0.96m x 0.79m)

Light point, shelving, providing storage.

Kitchen/Breakfast Room: 12' 10" x 8' 1" (3.91m x 2.46m)

Smoke alarm, high-level cupboard housing electric consumer unit, window and French door onto garden, vertical radiator, range of eye and base level units, stainless steel sink/drain, integrated appliances (slimline dishwasher, washing machine, oven/grill with induction hob and extractor fan over), space for fridge/freezer, character floor boards.

Landing: 6' 9" max into stairwell x 3' 2" (2.06m x 0.96m)

Hatch to loft (boarded), smoke alarm, doors to accommodation.

Bedroom One: 12' 11" max x 10' 11" max (3.93m x 3.32m)

Two windows to front aspect, radiator, character floor boards, door to:

Storage Cupboard: 3' 2" x 2' 5" (0.96m x 0.74m)

Shelving, providing storage.

Bedroom Two: 11' 9" x 6' 7" (3.58m x 2.01m)

Window to rear aspect, shelving, radiator, carpet.

Bathroom: 8' 2" max x 5' 10" max (2.49m x 1.78m)

Obscured window to rear aspect, extractor fan, part tiled walls, panelled bath with mixer taps, mixer shower control, handheld attachment and rainfall shower head over, wash hand basin with storage below, ladder style towel radiator, WC, character floor boards, door to:

Airing Cupboard: 2' 5" x 2' 4" (0.74m x 0.71m)

Slatted shelving, housing hot water tank, providing storage.

Rear External:

Enclosed by fence, laid to patio and grass, built in gazebo with polycarbonate roof, storage shed (7'60 max x 6'2" max), built in log/wood store, gate to front.

Photography













Floor Plan



EPC

Energy performance certificate (EPC)		
16, Bay Close Three Legged Cross WIMBORNE BH21 6SW	Energy rating D	Valid until: 6 February 2027 Certificate number: 0598-9071-7252-4893-9980
Property type	Semi-detached house	
Total floor area	56 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		
The graph shows this property's current and potential energy rating.		
This property's energy rating is D. It has the potential to be B.		
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.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	96 B
69-80	C	
55-68	D	58 D
39-54	E	
21-38	F	
1-20	G	

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

Also find us on

