Wimborne, Dorset, BH21 1HF
HEARNES
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FOR SALE

Wimborne, Dorset, BH21 1HF

COACH HOUSE PRICE: £467,000

A spacious, unique two double bedroom coach house offering 2,084.1 sq ft of luxury accommodation with two bathrooms, open plan kitchen/dining/sitting room, balcony and large garage, set on the Wyatt Homes development at Rivers Edge. Riverside walks to Pamphill and The River's Edge Bistro less than 30 seconds away. Seven minutes easy walking distance to Wimborne town centre.

- Private entrance with stairs to the first floor
- Karndean flooring downstairs, in the hall, kitchen and landings
- Fitted luxury carpet in both bedrooms and stairs
- Bespoke shutters fitted on all windows and balcony doors
- Spacious ground floor utility room with separate Miele washing machine and dryer, range of matt white units with complementary worktops, stainless-steel sink and window overlooking The River's Edge Bistro
- Large landing with two large windows and large doored utility cupboard – currently used to house laser printer, internet server and vacuum cleaner
- Generous size kitchen/dining/sitting room with double glazed French doors
- opening onto the balcony. Kitchen is finished in a range of matt white units with
- complementary stone worktops, integrated double oven, microwave, dishwasher, fridge freezer, and pullout bins
- Two spacious double bedrooms: both with large fitted wardrobes; one with an en-suite double shower room and wash hand basin set in a vanity unit, WC and heated towel rail
- Family bathroom with shower over the bath, wall mounted wash hand basin set in vanity unit, large heated towel rail and wall mounted WC
- Outside: the property benefits from a balcony and a garage which is set
- underneath the property with electric up and over door, multiple power sockets and light. The garage is currently being used as a gym which has been fitted out with industrial grade commercial rubber flooring and gym equipment
- Tenure: leasehold of 999 years (from October 2024)
- Maintenance: £841 per annum, covering general maintenance in the communal areas

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within minutes where there are a number of independent shops, restaurants, public houses and the popular Tivoli theatre.

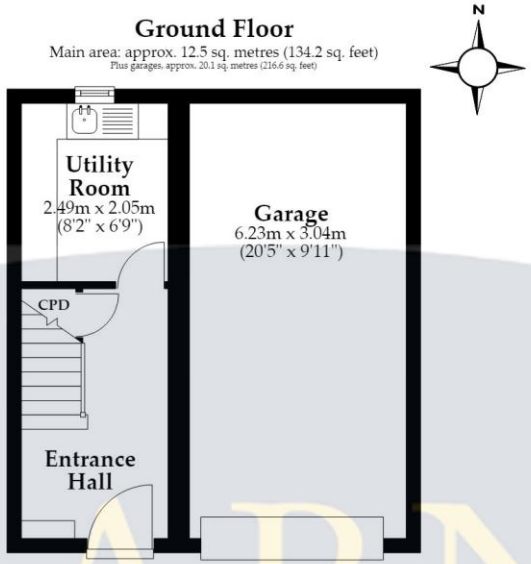
COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

Ground Floor

Main area: approx. 12.5 sq. metres (134.2 sq. feet)

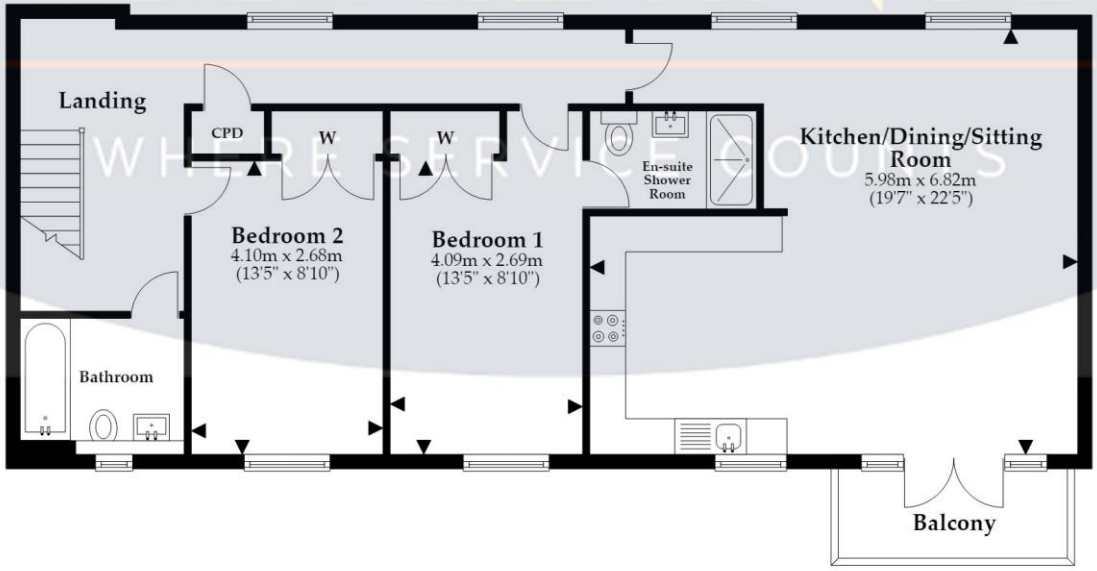
Plus garages, approx. 20.1 sq. metres (216.6 sq. feet)



First Floor

Approx. 88.3 sq. metres (950.0 sq. feet)

(excluding Balcony)



Main area: Approx. 100.7 sq. metres (1084.1 sq. feet)

Plus garages, approx. 20.1 sq. metres (216.6 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

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