

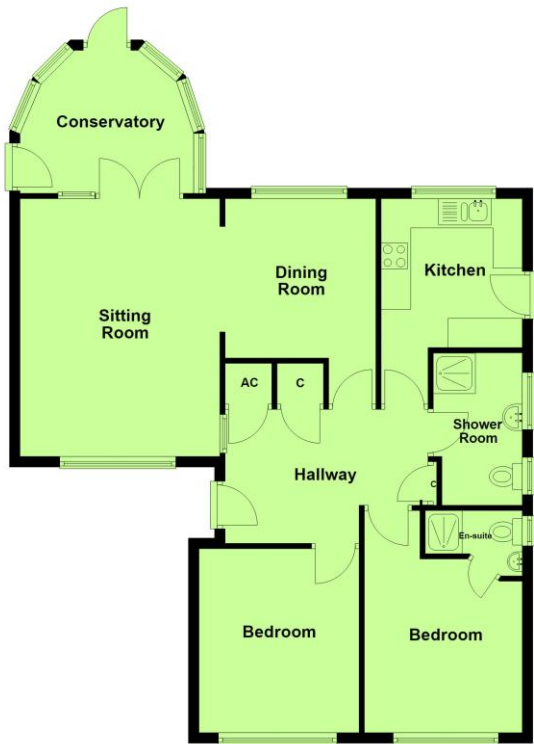
14 Longespee Road
Merley
Wimborne BH21 1TS

Price **£435,000** Freehold



A WELL PRESENTED TWO DOUBLE BEDROOM,
TWO BATHROOM DETACHED BUNGALOW,
BENEFITTING FROM CONSERVATORY, SIZEABLE
REAR GARDEN AND NO FORWARD CHAIN.

Ground Floor



Total area: approx. 86.0 sq. metres (926.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

- * ENTRANCE HALLWAY 12'8" x 8'3" (3.89m x 2.52m)**
 - * KITCHEN 12'9" x 8'7" (3.93m x 2.65m)**
 - * SITTING ROOM 16' x 12'6" (4.87m x 3.84m)**
 - * DINING ROOM 9'9" x 9'6" (3.01m x 2.92m)**
 - * CONSERVATORY 9'7" x 7'8" (2.95m x 2.37m)**
 - * BEDROOM ONE 13'8" x 9'8" (4.21m x 2.98m)**
- * EN SUITE SHOWER ROOM 6' (MAX) x 4' (MAX) (1.82m x 1.21m)**
 - * BEDROOM TWO 11'9" x 9'9" (3.62m x 3.01m)**
- * FAMILY SHOWER ROOM 9'5" x 5'5" (2.89m x 1.67m)**
 - * DETACHED SINGLE GARAGE**
 - * DRIVEWAY PARKING**
 - * FRONT AND REAR GARDENS**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the spacious entrance hallway which has loft access via a hatch, wood effect laminate flooring, telephone point, three useful storage cupboards; one of which houses the hot water tank. The kitchen has window to rear, double glazed frosted door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, serving hatch through to dining room, space for washing machine, slimline dishwasher and tall fridge/freezer and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over. The light and airy sitting room has window to front, TV point, telephone point, central fireplace with inset gas fire with marble effect surround and wooden mantel and an archway leading through to the dining room which has window to rear. Off the sitting room is the conservatory which in turn gives access to the rear garden.

Bedroom one has window to front, telephone point and benefits from a modern en suite shower room which has frosted window to side, shaver point, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, tiled splashback, low level flush WC and shower cubicle with shower. Bedroom two has window to front. The modern fitted family shower room has two frosted windows to side, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

To the front of the property is an area laid to lawn with a tarmac driveway leading along the side of the property providing off road parking for a number of vehicles in turn leading to the detached single garage which has up and over door, light, power and personal door to side. One of the main features of this delightful property is the south westerly facing rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Storage area to one side of the property with hardstanding for shed which has power. Access along the other side, via a wrought iron gate, in turn leads to the front.



**DIRECTIONS:**

From The Broadway proceed to the main Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the first turning on the left into Rempstone Road and then take the third turning on the right into Mimosa Avenue. Take the first turning right continuing along Mimosa Avenue and Longespee Road will be found on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2124