



# HEARNES

WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2JN**

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## FREEHOLD PRICE: OIEO £400,000

A deceptively spacious three bedroom detached bungalow with a generous size triple aspect sitting/dining room, garage and additional space that could suit a caravan, set on a corner plot.

- Entrance hall with tiled floor and storage cupboard
- Generous size triple aspect sitting/dining room with double glazed French doors opening onto the patio at the rear
- Modern fitted kitchen with range of cream units and complementary worktops, a double oven, gas hob, space for fridge freezer, washing machine and dishwasher and access to the rear
- Modern shower room with corner shower cubicle, wash hand basin and WC, a range of fitted furniture, tiled floor and walls
- Three bedrooms, two doubles and a good size single. Two with fitted wardrobes
- Outside: Set back from the road on a corner plot with gardens to the front, both sides and rear
- Garage and ample parking

The market town of Wimborne is approximately three miles distance and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

**COUNCIL TAX BAND: D EPC RATING:**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.





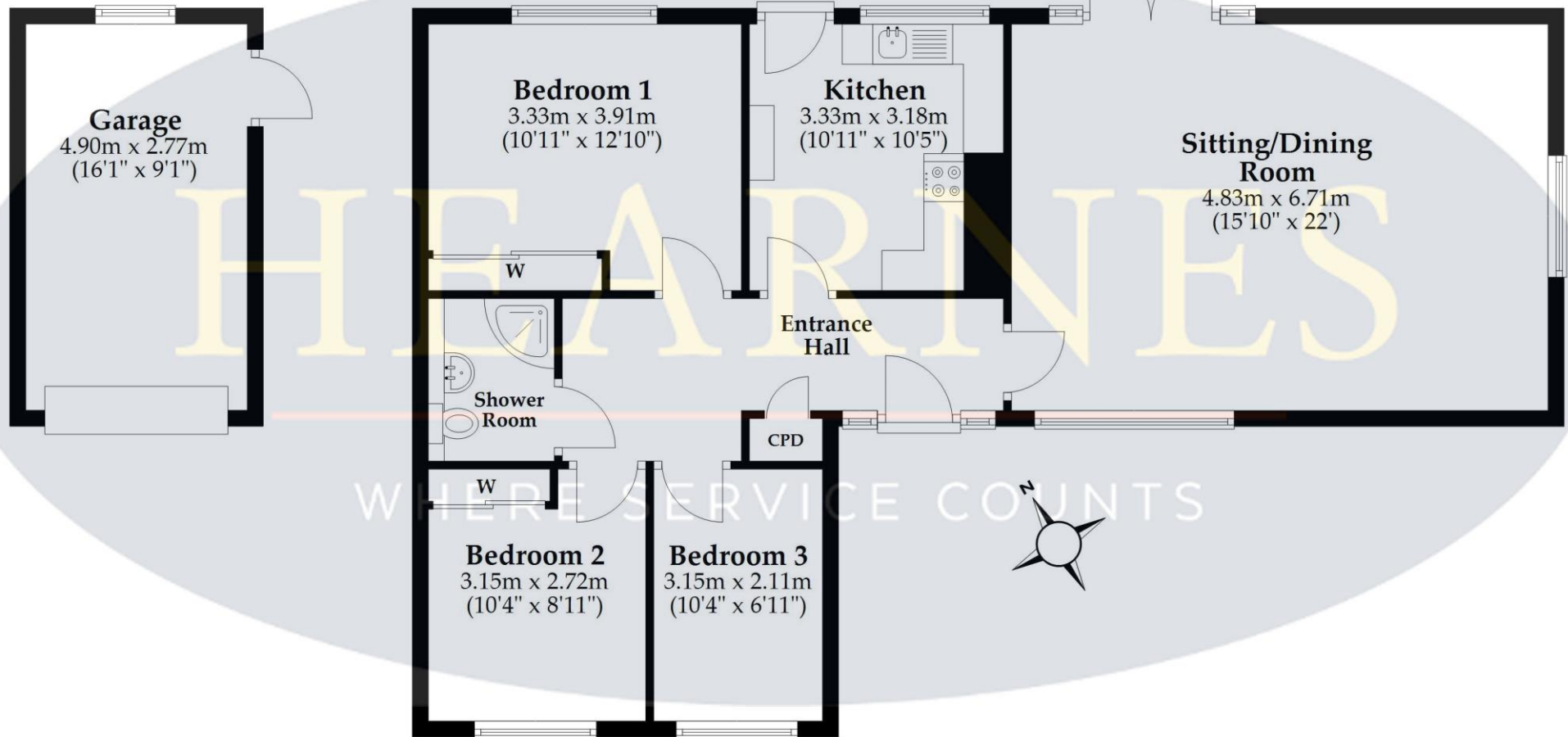
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 86.6 sq. metres (932.6 sq. feet)

### Garage

Approx. 13.6 sq. metres (146.1 sq. feet)



Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

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







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