



FOR SALE

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Merley Court
Wimborne, Dorset, BH21 3AA

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PRICE: £319,995

Affordable, contemporary and fresh, the Image park home stands out for its kerb appeal and offers a perfect blend of style and practicality.

Exclusively for the over 45's.

The striking exterior with its clean, contemporary lines, benefits from CanExel cladding detail to the boxed-out windows and around the recessed, feature front door which sits under a roof dormer.

Inside the accommodation comprises a central kitchen-diner, large lounge, two bedrooms (the master with dressing area and en-suite) and a family bathroom (there's also the option for a utility room and study on selected floorplans).

Build

Built to BS 3632 residential standard

Warranty

Protected by a 10-year structural warranty

Glazing

uPVC double glazing with frame and glazing warranty

Interior

Fully furnished with vaulted ceilings to the lounge, kitchen & dining areas

Guarantee

Metrotile pitched tiled roof – tiles guaranteed for 40 years

Exterior

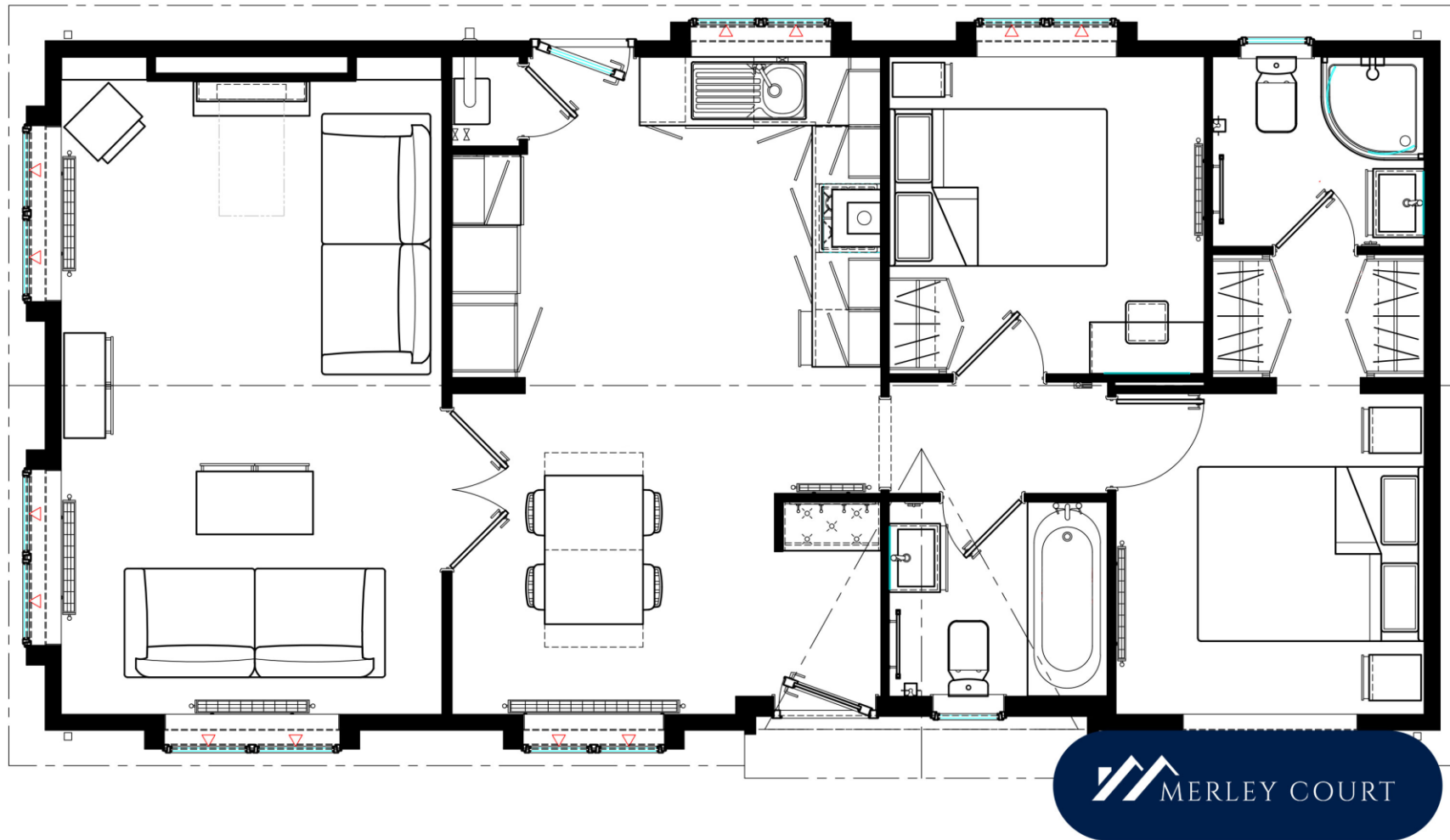
CanExel cladding detail

No stamp duty

Low council tax

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





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