

# Holt Heath National Nature Reserve

HEARNES

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FOR SALE

Mannington  
Wimborne, Dorset, BH21 7JZ

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## FREEHOLD PRICE: £500,000

A well-proportioned, semi-rural three double bedroom, two bathroom and two reception room detached bungalow set on a generous size plot opposite Holt Heath with ample off-road parking.

- Entrance porch ideal for coats and shoes
- Generous size reception hall with wood effect flooring and storage cupboard
- Good size kitchen/diner with tiled flooring finished in a range of painted units with complementary worktops, integrated dishwasher, double oven, ceramic hob and space for washing machine and fridge freezer
- Sitting room with wood burning stove, access to garden room and double-glazed doors opening onto the side garden
- Garden room with solid roof and radiators
- Family bathroom with a corner bath and shower over, wash hand basin set in a vanity unit and WC
- Three double bedrooms
- Main bedroom with fitted wardrobes, en suite shower room and garden access
- En suite shower room with double shower cubicle, wash hand basin and WC
- Bedroom two and three enjoying garden views and one with a cloakroom including a WC and wash hand basin
- The home is heated with oil and we understand from the vendor costs approximately £1,800 per annum
- Outside: the property is set on a good size plot with garden space to the front and back, ample off-road parking, detached garage and sewage treatment plant

Holt is a sought after location, just 3.5 miles from Wimborne town centre. Wimborne offers an array of shops, restaurants and leisure facilities as well as numerous churches of various denominations, excellent schooling in both the state and independent sector and a variety of public houses.

COUNCIL TAX BAND: E EPC RATING: E

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.

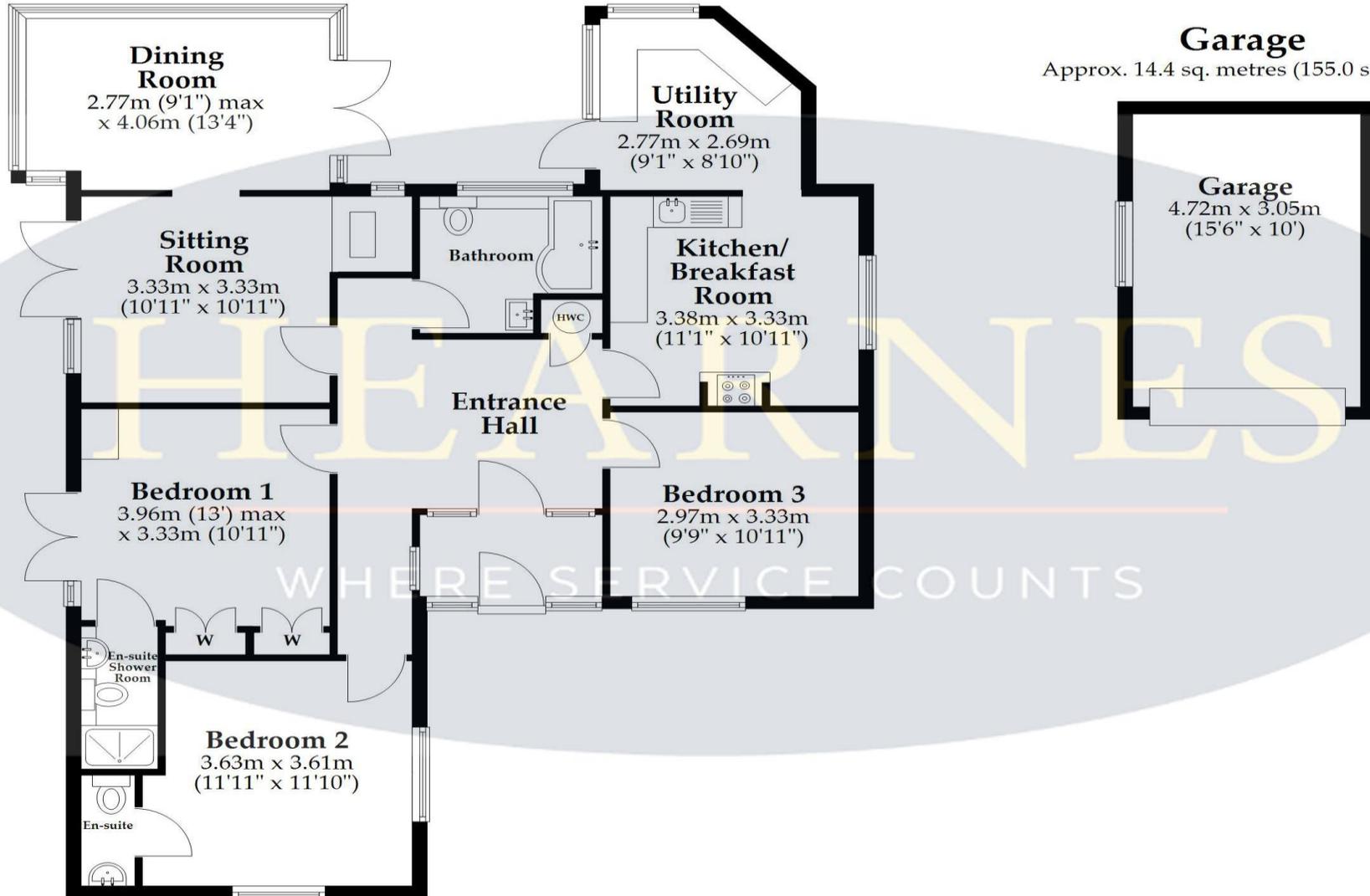




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

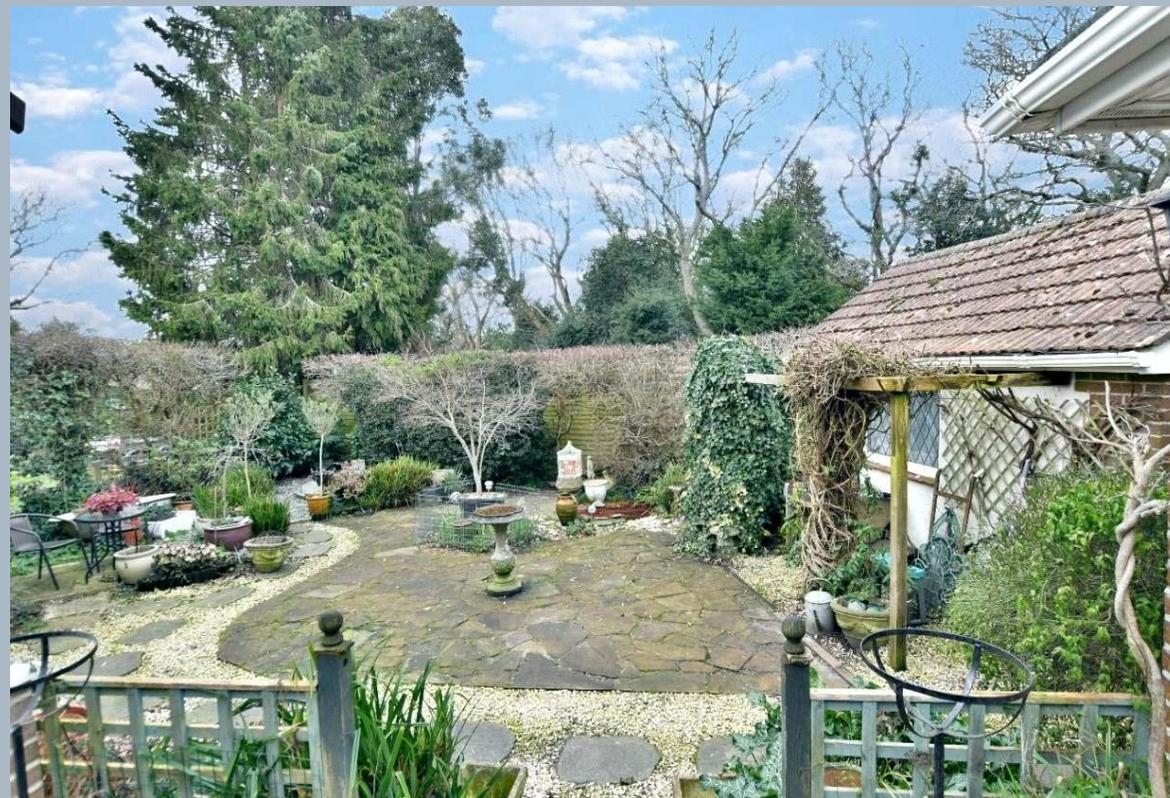
## Ground Floor

Approx. 106.3 sq. metres (1144.0 sq. feet)



Total area: approx. 120.7 sq. metres (1299.0 sq. feet)

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





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