
HEARNES
WHERE SERVICE COUNTS
Merley
Dorset, BH21 1TU

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FREEHOLD PRICE: £485,000

A deceptively spacious three double bedroom detached bungalow in immaculate condition throughout with a kitchen/breakfast room and generous size sitting/dining area set on a generous size plot with off road parking and a garage.

- Entrance porch providing access to the internal hallway with large storage cupboard
- Kitchen finished in a range of high gloss white units with complementary worktops, Bosch built-in double oven, Neff 4 ring gas hob with chimney style extractor hood and space for washing machine, dishwasher and fridge freezer
- Three double bedrooms: all with garden views and space for freestanding wardrobes
- Spacious twin aspect shower room with large walk-in shower, wash hand basin set in a vanity unit, WC and heated towel rail
- Outside: the property is set back from the road on a generous size plot with a good size low maintenance garden that catches the evening sun
- Garage with electric roller door, power and light

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2.2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: D COUNCIL TAX BAND: 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 can not guarantee their accuracy.

Ground Floor

Main area: approx. 90.5 sq. metres (974.4 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.5 sq. feet)



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

LJT Surveying

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