

EDWARDS

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ST. JOHNS HILL

WIMBORNE, BH21 1DD


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GUIDE PRICE £265,000

- Delightful mews house
- Extended lease
- Part of a small development
- Presented in good order throughout
- 2 bedrooms
- Partly tiled kitchen
- Fully tiled bathroom
- Allocated & visitor parking
- Communal grounds
- Just a short stroll from Wimborne town centre

This delightful mews house presents an excellent opportunity for those seeking a comfortable and convenient home. Just a short stroll from the vibrant town centre, residents can enjoy an array of retail outlets, inviting cafes, a theatre, and a museum, all contributing to the lively atmosphere of this picturesque town.







This well-proportioned property is part of a select development and is presented in good order throughout. A large cupboard in the hallway provides useful storage. The inviting lounge has a large under stairs cupboard and features a fitted coal effect fire, creating a warm and welcoming focal point for relaxation. The kitchen is equipped with a range of base and wall units, integrated appliances including a fridge/freezer, slim dishwasher and extractor plus a Neff under oven and inset gas hob. There is ample space for a free-standing washing/dryer and fridge, with the walls partly tiled for practicality.

Upstairs, there is an airing cupboard for linen storage with accommodation comprising one double bedroom, complete with wall-to-wall fitted wardrobes, and a single bedroom, making it ideal for small families or those needing a guest room. The fully tiled bathroom is well-appointed, featuring a bath with a shower above and a side screen, alongside a vanity wash hand basin and low-level WC. A large storage airing cupboard on the landing

This leasehold property, with an extended lease, also benefits from allocated parking and additional visitor parking, ensuring convenience for both residents and guests. With its prime location and well-designed living spaces, this mews house is a wonderful place to call home.

Delightful mews house
Extended lease
Within an easy walk of Wimborne town centre
Small select development
Presented in good order throughout
2 bedrooms
Communal grounds
Allocated & visitor parking
Additional Information
Energy Performance Rating: C
Council Tax Band: C
Tenure: Leasehold
Lease Years: 999 with 959 years remaining
Annual Service Charge: £2,028
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Communal car park with 1 allocated parking space
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



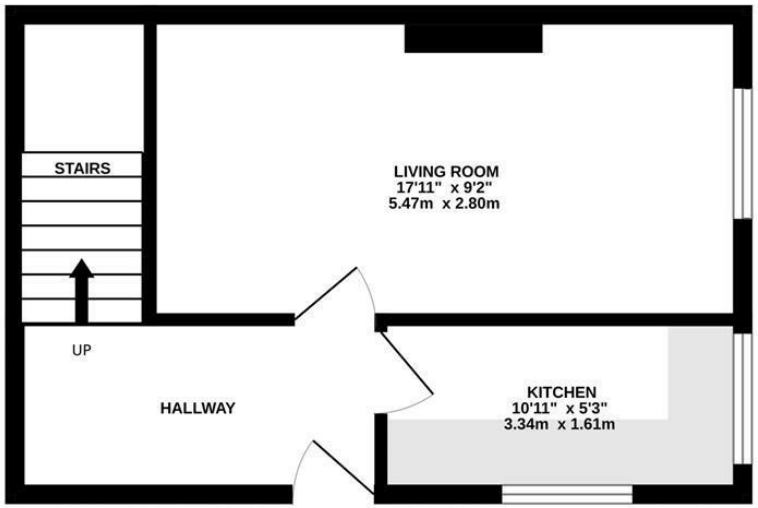




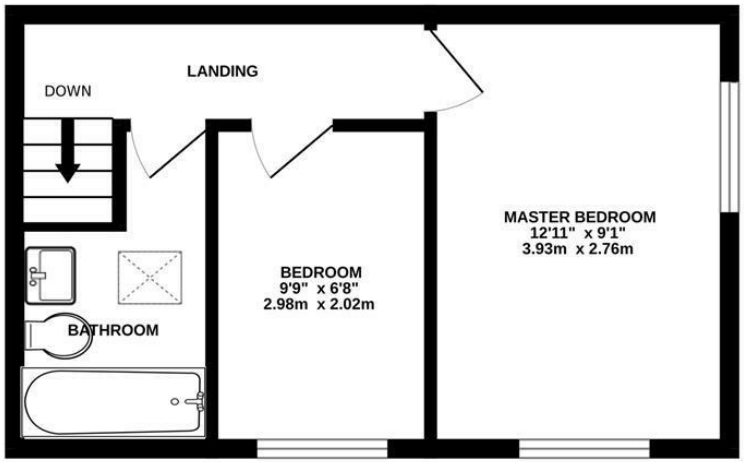




GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



RYDAL MEWS, ST JOHNS HILL, WIMBORNE, BH21 1DD

TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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