



## Grange, Wimborne, Dorset, BH21 4HX

### £1,395 Per month

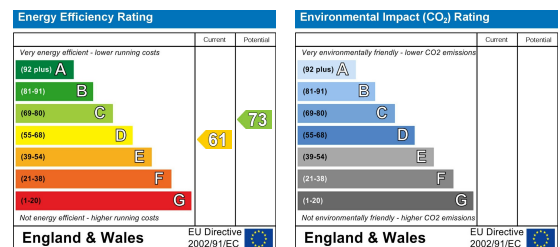
FURZEHILL, WIMBORNE, RURAL COURTYARD COTTAGE £1,395. Take a look at this stunning two bedroom character cottage, which is located in a small courtyard development of three properties. This property is being redecorated throughout in white. Presented with two double bedrooms, both with en suite shower rooms. There is an open plan lounge kitchen, and dining room with high vaulted ceilings and some exposed feature brick walls. In the kitchen, there are integrated appliances, a washing machine, fridge freezer, dishwasher and electric hob. There is a breakfast bar at one end for dining. It also has a wood burner in the lounge and wooden flooring. Outside is an area on either side of the porch ideal for sitting and a communal area to sit. Council Tax band B. Deposit £1,495. Oil, electricity and water are billed monthly with this property for the tenant to pay. There is also parking with the property in the block paved area. THIS IS A GREAT LOCATION IF YOU ARE LOOKING TO BE RURAL YET NOT TOO FAR INTO WIMBORNE. Available Mid November.



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## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD