



11 KING GARDENS, WIMBORNE, DORSET, BH21 2GH
£135,000 FREEHOLD

A 30% SHARE IN A 3 BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING FOR 2 VEHICLES, BUILT BY BARRATT HOMES IN 2023 ON THE POPULAR QUARTER JACK PARK DEVELOPMENT ON THE OUTSKIRTS OF WIMBORNE.

SUMMARY:

This attractive, modern 3-storey home offers living room, spacious kitchen/dining room, 3 bedrooms, bathroom, ground floor cloakroom and gardens to front and rear.

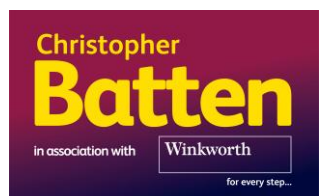
Shared ownership, sometimes known as 'part buy, part rent' in this case involves buying 30% of the property and paying rent on the other 70% to Sage Homes, an affordable housing provider. It may be possible to buy 100% of the property in the future if required. A RICS valuation has assessed the full value of home at £450,000, and therefore the 30% stake is priced at £135,000. The rent and service charge is currently £863.26 per month.

The scheme is available to those looking to own their own home who are unable to purchase on the open market. Full terms and conditions are available on the Sage Homes website.

Wimborne | 01202 841171 | properties@christopherbatten.com

AT A GLANCE

- 30% share
- Modern semi-detached house
- Living room & kitchen/dining room
- Bathroom & ground floor cloakroom
- Off road parking for 2 vehicles





DESCRIPTION:

The entrance hall has a carpeted doormat area. There is a bright and airy dual aspect living room. The generously sized kitchen/dining room overlooks the rear garden and has ample units and worktops, a built-in oven, gas hob, extractor, Ideal gas boiler, plumbing for washing machine, and spacious under stairs pantry/storage cupboard. A door leads to a rear porch with doormat style flooring, cupboards, shoe storage, door to the garden and door to a ground floor cloakroom (with WC, wash basin and slimline cupboards).

Stairs lead to a bright first floor landing with window to the front, and airing cupboard. Bedroom 2 is a dual aspect room, bedroom 3 has views over the garden, and shelving, and there is a bathroom with bath (shower and screen over), WC, wash basin and cabinets.

Further stairs lead up to the second floor landing which has a spacious storage cupboard. Bedroom 1 has a Velux style window (with rooftop views), a loft hatch and wardrobes.



The front garden is lawned, with a footpath to the front door. To the side, a block paved driveway provides parking for 2 vehicles. A pathway gives access to the rear garden which has a full width patio, a lawn, a small shed, exterior lighting and power sockets, and a water tap.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

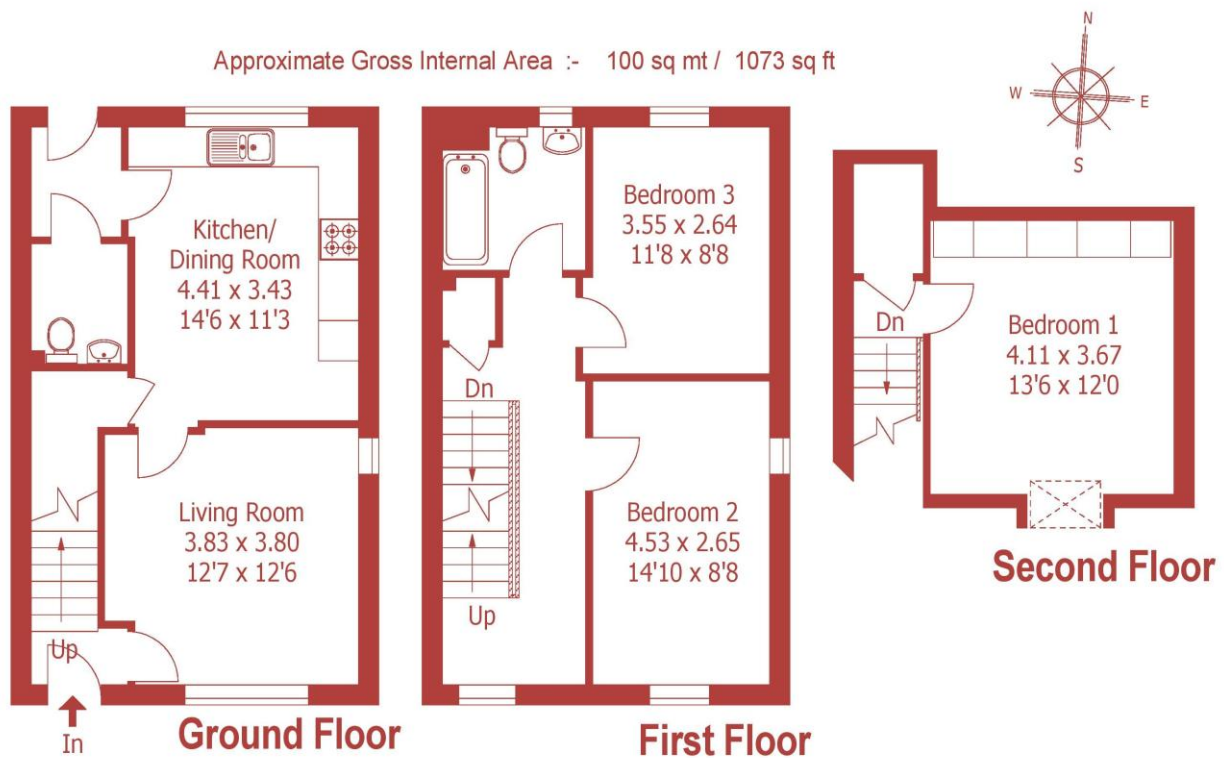
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Turn right into Lonsdale Road, entering the Quarter Jack Park development. Turn left into Strickland Way, and take the third turning on the left into King Gardens.





For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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