



Coppercourt Leaze
Poole Road, Wimborne, Dorset
BH21 1QX

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A beautifully presented 4 bedroom terraced town house which has been well maintained, in a gated courtyard setting within a short level walk of Wimborne town centre.

A small exclusive development built by Horton Developments in 1988, Coppercourt Leaze received a building award for its innovative style and design.

This attractive 3 storey property boasts an L-shaped lounge/dining room, a modern fitted kitchen/breakfast room, a utility room, a ground floor study/bedroom 4 (with fitted office furniture, a bathroom, a shower room, a cloakroom and 4 bedrooms, all with fitted wardrobes and storage cupboards.

A block paved driveway provides parking for 2 vehicles, and leads to an integral garage (with electric up-and-over door, lighting and power points.)

DIRECTIONS: From the roundabout near the Quarterjack Doctors' Surgery (at the junction of East Street, Lewens Lane, Leigh Road, and Poole Road,) proceed into Poole Road, and, after a short distance, turn left (through a brick pillared gated access) into Coppercourt Leaze. The property can be found off to the left hand side.

Viewings by appointment
 Price Guide £425,000-£450,000 Freehold





On the ground floor, number 4 comprises covered entrance porch (with exterior light,) entrance lobby, personal door to garage, cloakroom, study/bedroom 4 (with a range of fitted office furniture,) utility room (with space and plumbing for washing machine, tumble dryer and wall mounted Glow Worm gas central heating boiler. There is a UPVC double glazed door to a private patio garden.

From the lobby, a staircase (with turned spindles) leads to the galleried first floor landing, off of which is the L-shaped lounge/dining room, which has an excellent range of fitted wall units, cupboards and shelving, and views onto Deans Court to the front. The modern fitted kitchen has integrated appliances including larder fridge, dishwasher, Siemens induction hob, cooker hood and Siemens combination oven/microwave with fan assisted main oven.)

The fully tiled family bathroom has a panelled bath (with wall mounted shower and screen,) WC and wash basin. A further staircase leads to the second floor landing, which has an airing cupboard and access to the loft space. On this floor there are 3 bedrooms, all with fitted wardrobes and cupboards. There are views across to the historic Minster Church of St Cuthburga. The shower room has fully tiled walls, corner shower cubicle, wash basin, WC and ladder style radiator.

The property benefits from gas central heating and replacement UPVC double glazed windows.

AGENTS' NOTE: £300 per annum is paid to the Management Company, to cover the upkeep of the communal gardens and courtyard, lighting and Public Liability Insurance.



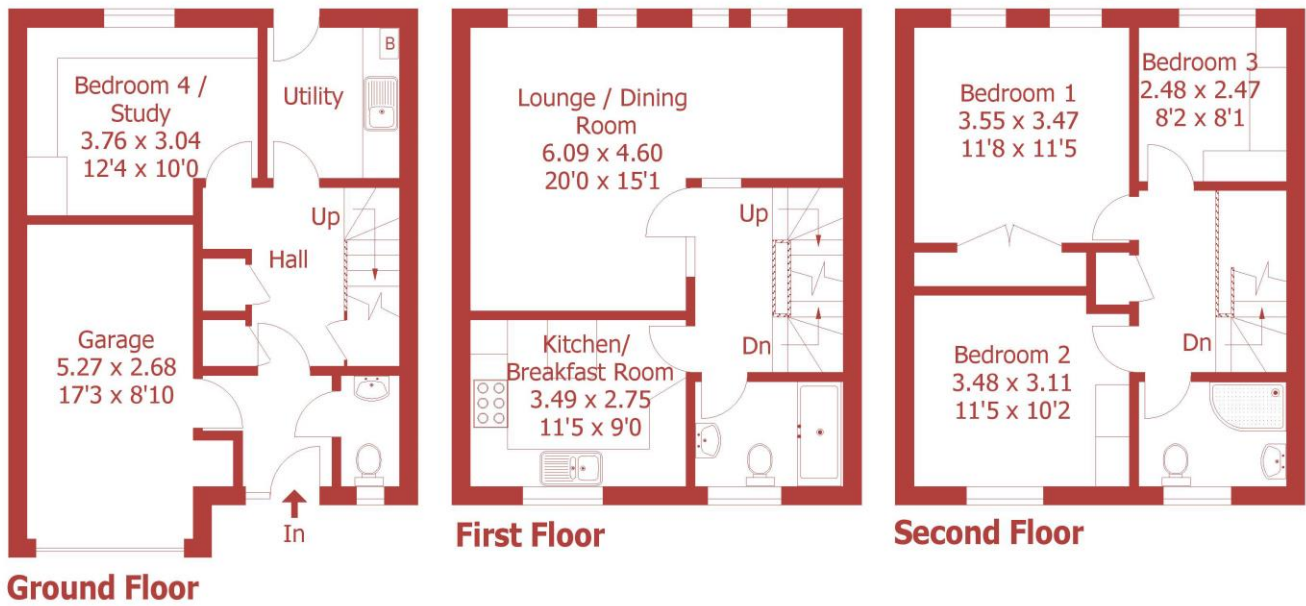
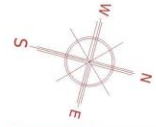


COUNCIL TAX: Band E

EPC RATING: Band C



Approximate Gross Internal Area :- 138 sq m / 1483 sq ft



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



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