

PROPERTY MARKET APPRAISAL

29 Dunyeats Road

BH18 8AB · Wimborne & Broadstone



Prepared for **Mr & Mrs Hart**
26 July 2026 · Ref MA-7D6BI

Prepared by **Becky Peters**
Meyers · Wimborne & Broadstone

£650,000 – £695,000

Recommended asking price **£700,000**

ASKING PRICE

£700,000

EXPECTED SELLING RANGE

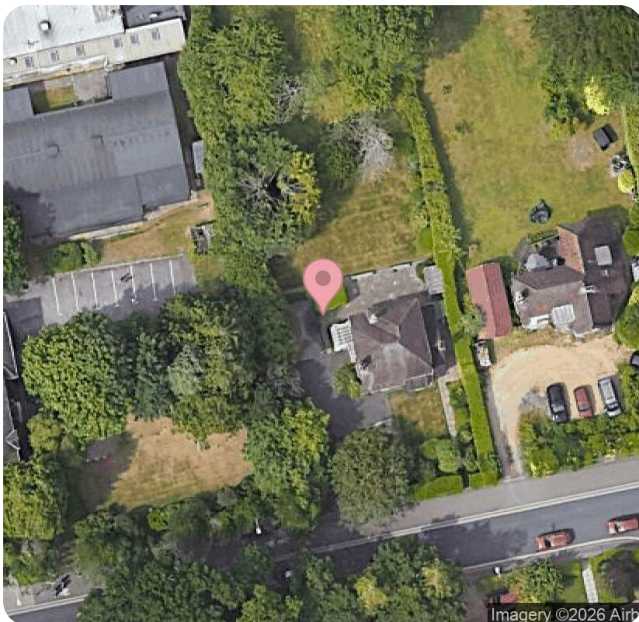
£650,000 – £695,000

GUIDE MARKETING PERIOD

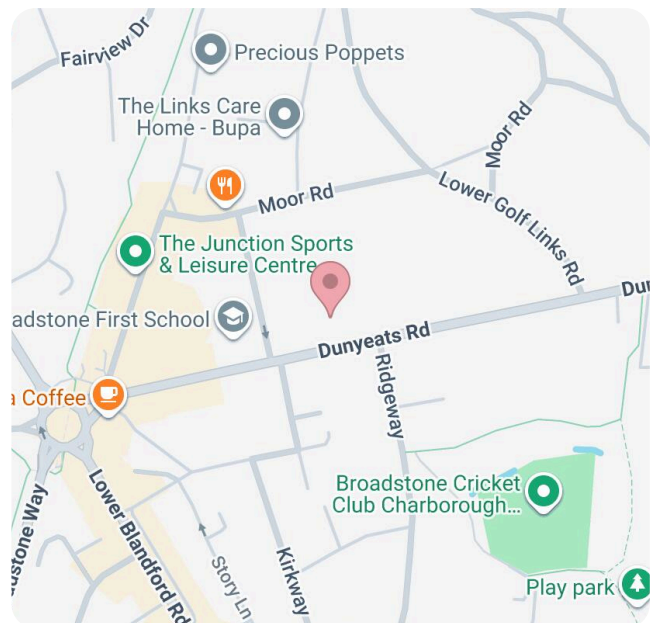
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Location & setting

An aerial view of the property alongside a map of the local area.



Aerial view · imagery © Google



Local area · imagery © Google

Our approach to marketing

How we'll present your home in its best light and reach the right audience.

- ✓ Professional photography and detailed presentation to capture both the charm and the lifestyle on offer
- ✓ A high-quality video tour to showcase the flow of the home and the gardens
- ✓ Carefully crafted wording to highlight the blend of character, modern touches and future potential
- ✓ A launch strategy to create early momentum across Rightmove, Zoopla and OnTheMarket
- ✓ Targeted promotion to our registered buyers, plus local social media to generate early interest
- ✓ Accompanied viewings by the team so the lifestyle and features are fully communicated

Fees & terms

Clear, simple terms — nothing to pay unless we sell.

Commission

1.5% + VAT — no sale, no fee

Contract

Sole agency · 6-week term · 14-day notice period

- ✓ No marketing or withdrawal fees — professional photography is included
- ✓ Money-laundering (ID) checks: £20 per person
- ✓ Title plan / register from Land Registry, if not already held: £12 per document
- ✓ We'll send you a list of the Material Information we require

Meet your team

A bespoke, personal service — the people who will represent your home.



Becky Peters

Director



Nikki Ackrell

Office Manager



Michelle Robertson

Viewings
Consultant



Jason Hurlstone

Viewings
Consultant



Paige Butterworth

Sales Progressor



Yours sincerely,

Becky Peters

Meyers · Wimborne & Broadstone · 01202 818220



Ready to move forward?

We'd be delighted to bring your home to market. To proceed, confirm your preferred launch date or book a follow-up call with your valuing agent.

Meyers · Wimborne & Broadstone

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Your agent: **Becky Peters**

This report is an estate-agent market appraisal prepared to advise on a potential marketing strategy. It is not a formal valuation for mortgage, legal, taxation, insurance or other regulated purposes. The recommended figures are based on the property information available, the agent's inspection, comparable evidence and current market conditions. The eventual selling price may differ.