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Corfe Mullen  
Dorset, BH21 3QX



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## FREEHOLD PRICE: Offers over £350,000

A spacious detached bungalow offering two double bedrooms, a good size sitting/dining room with off road parking and garage situated in a quiet cul de sac location.

- Large entrance hallway with cloaks cupboard and further cupboard housing combi boiler
- Good size sitting/dining room with fireplace and fitted coal effect gas fire (tested and working) enjoying a dual aspect
- Kitchen/breakfast room with range of base and eye level units with complementary worktops and space for appliances, space for table and chairs, dual aspect with door to side
- Two double bedrooms
- Main bedroom with patio door leading to conservatory
- Sun conservatory overlooking the rear garden
- Bathroom with separate WC
- Double glazing and gas heating
- Tarmac driveway giving off road parking leading to garage
- Front and rear gardens with patio areas and inset shrubs enclosed by panel fencing

The property is situated in a well established area in a popular residential location with renowned sought after schools and local amenities nearby. It is within four miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



## Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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