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Cecil Close, Corfe Mullen, BH21 3PW

£375,000

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*****GUIDE PRICE £375,000-£400,000*****

REF: NW0965

***2 DOUBLE BEDROOM DETACHED BUNGALOW *CORFE HILL SCHOOL CATCHMENT *DETACHED GARAGE *QUIET CUL-DE-SAC LOCATION**

We are pleased to offer this very well presented and redecorated 2 double bedroom detached bungalow situated in the sought after area between Broadstone and Corfe Mullen, close to Corfe Hill school, with parks and regularly serviced public transport links to Poole Town Centre and the surrounding areas.

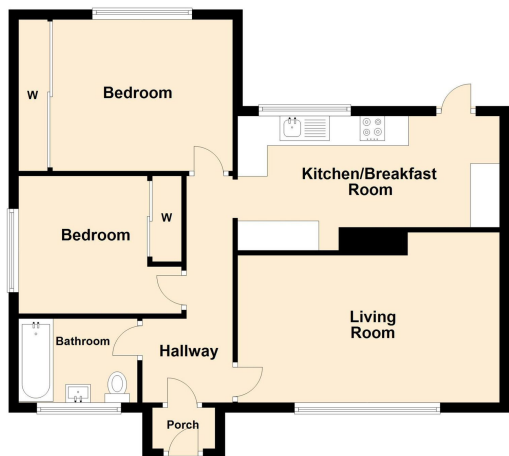
The accommodation comprises of 2 bedrooms, large lounge with feature fireplace, a 17' modern kitchen/breakfast room with integrated appliances, a bathroom, a detached garage, UPVC double glazing throughout, gas central heating, a front and rear garden and off road parking.

A main feature of this property is the private and secluded rear garden which has a raised patio area which is accessed from the kitchen/breakfast room. The remainder of the garden has been laid to lawn with flower and shrub borders. The rear garden has an elevated outlook over Corfe Mullen with far reaching views.

For more details or to arrange a viewing please contact the sales department.



Ground Floor
Approx. 66.2 sq. metres (712.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.

- 17' KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- NO FORWARD CHAIN
- RECENTLY REDECORATED
- NO FORWARD CHAIN
- 2 BEDROOM DETACHED BUNGALOW
- DETACHED GARAGE
- CUL-DE-SAC LOCATION
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING
- NW0965



5/24/24, 12:17 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
7 Clod Close Cods Bungalow WIMBORNE BIS1 3PW	Energy rating D	Valid until: 22 May 2034
		Certificate number: 2828-3038-3205-8464-2204
Property type	Detached bungalow	
Total floor area	65 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	Current	Potential
35-54	E		
21-34	F		
1-20	G		