

Compass Point

BH19 1QE



£369,000 Freehold



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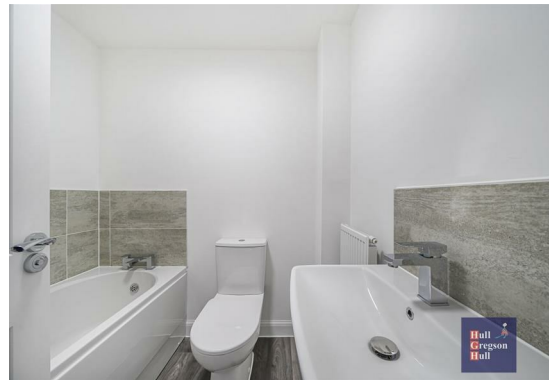
- Mid-terrace Three Bedroom New Home
- Over £18,000 Towards Your Deposit
- 2 Parking Spaces
- Main Double Bedroom with En Suite
- French Doors to Your Garden
- Westerly-Facing Rear Garden
- Views Overlooking Cricket Pitch
- Further Double & Single Bedroom
- Close Proximity to Local Amenities & Swanage Bay
- 10 Year NHBC Warranty





5% DEPOSIT CONTRIBUTION AVAILABLE* *LAST FEW PLOTS REMAINING

Welcome to this BEAUTIFULLY designed BRAND NEW, THREE-BEDROOM terraced home with PARKING FOR TWO CARS and a WESTERLY FACING GARDEN, thoughtfully crafted for MODERN LIVING and offering a comfortable and versatile living experience.



Upon entering, you are greeted by a bright hallway leading into the spacious living room at the



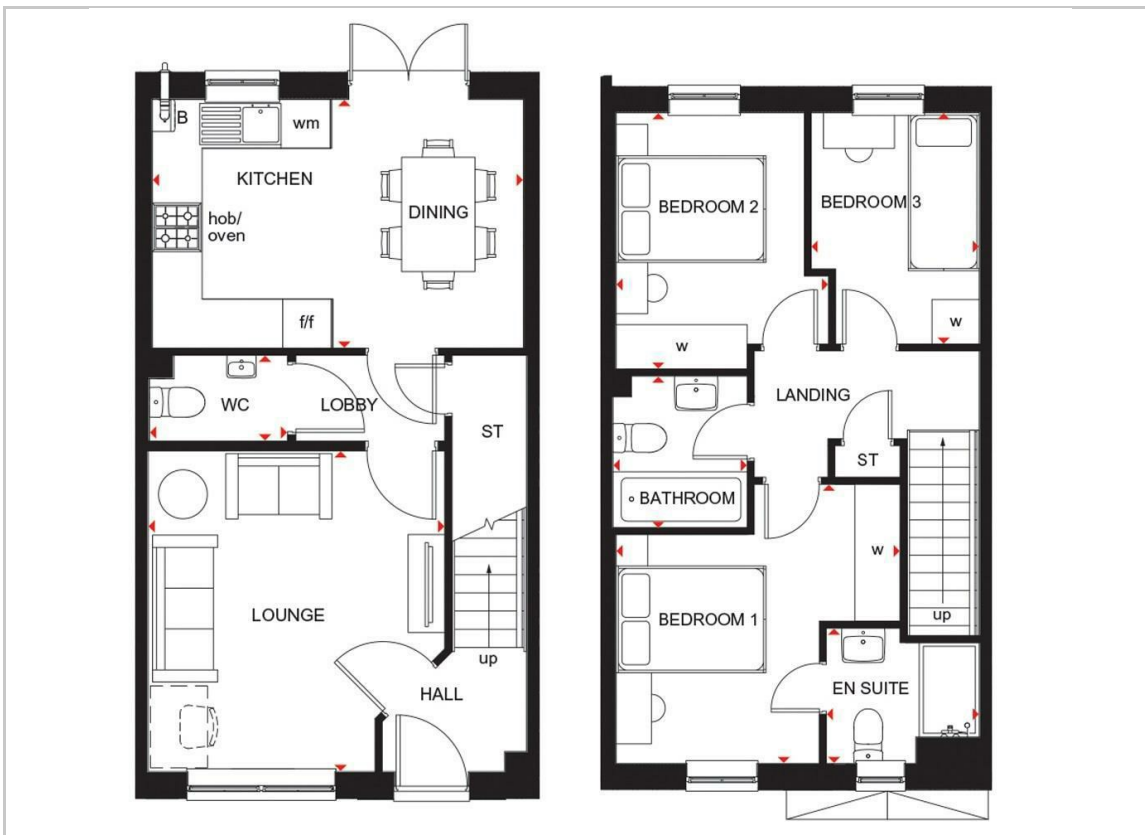
front. The living room offers plenty of natural light and ample space for seating.

At the rear of the property is the open-plan kitchen and dining area. The kitchen is modern, with plenty of base and wall mounted units, making it ideal for storage purposes. Additionally, the kitchen offers a range of integrated appliances including built in electric oven, inset gas hob, integrated dishwasher and integrated fridge freezer. The dining area comfortably fits a family-sized table and chairs, with double doors opening to the enclosed rear garden, which is low-maintenance and offers privacy.

On the first floor, the master bedroom is spacious and offers an ensuite, complete with a shower, WC, and washbasin. There are two additional bedrooms: a second double bedroom and a smaller third bedroom, which could serve as a guest room, home office, or nursery.

The family bathroom is located separately from the master ensuite and includes a bathtub, WC, and washbasin. The property is well-presented throughout and offers a comfortable, practical layout. The rear garden provides an excellent space for outdoor activities, making this house a great option for families seeking a move-in-ready home.





Living Room
11'9" x 13'0" (3.58m x 3.96m)

Kitchen/Diner
15'1" x 9'12" (4.60m x 2.74m)

Bedroom One
11'9" x 13'6" (3.58m x 4.11m)

Bedroom Two
8'10" x 10'7" (2.69m x 3.23m)

Bedroom Three
6'11" x 9'7" (2.11m x 2.92m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Estate Charge: Please note, there is an Estate Charge of £293 p/a, payable for the maintenance and upkeep of the estate.

Property type: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

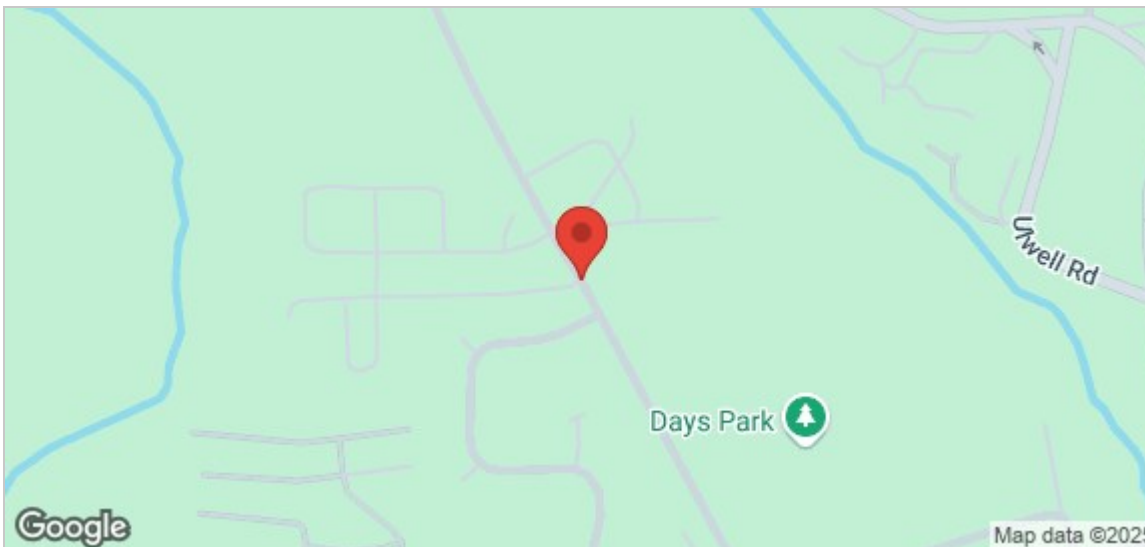
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Important Notice

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	
Current	Potential
85	98

Very energy efficient - lower running costs

(12 plus) A
(91-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC