



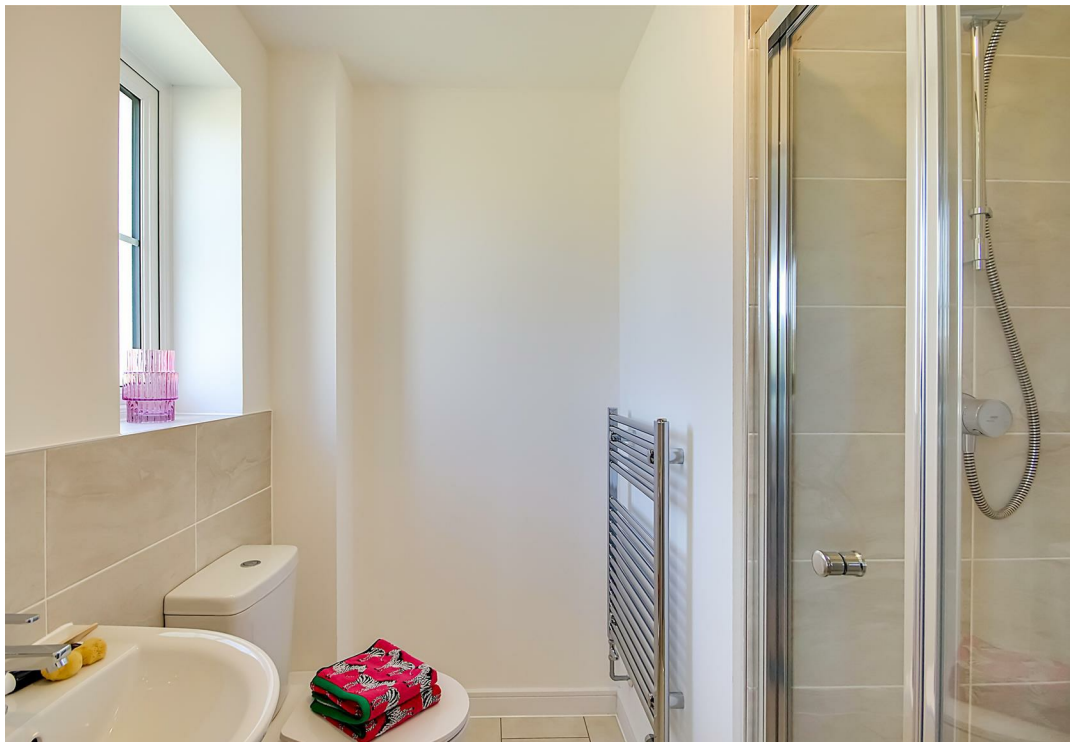
Plot 49 Malthouse Meadows, Sompting, BN15 0FL  
Guide Price £450,000



Bacon & Company are delighted to be able to offer this Charnwood Corner design three bedroom detached brand new home built by Persimmon Homes forming part of the Malthouse Meadows in Sompting. Persimmon Homes have over 50 years expertise in building homes and communities and offer a peace of mind 10 year warranty. We are offering Plot 49 which is ready to move into with immediate effect.

Enjoy the best of modern living in this popular three-bedroom home which features a stylish open-plan kitchen/dining room and utility room. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, and a good-sized family bathroom.

- Brand New 3 Bed Det House
- 10 Year Warranty
- Open Plan Kitchen/Dining
- Upgraded Spec with Appliances
- Solar Panels and Gas Heating
- EV Charger
- \*\* Part Exchange Available
- Ready To Move Into





## Reception Hall

## Living Room

5.61m x 3.10m (18'5 x 10'2)

## Kitchen/Dining Room

5.61m x 2.95m (18'5 x 9'8)

## Utility Room

## Ground Floor Cloakroom

## First Floor Landing

## Bedroom One

3.18m x 3.10m (10'5 x 10'2)

## En-Suite

## Bedroom Two

4.01m x 2.90m (13'2 x 9'6)

## Bedroom Three

2.92m x 2.67m (9'7 x 8'9)

## Family Bathroom/W.C

## Rear Garden

## Detached Garage

## \*\* Part Exchange

Please note Part Exchange is subject to qualifying criteria. Speak to the Persimmon Sales office on site to discuss further.

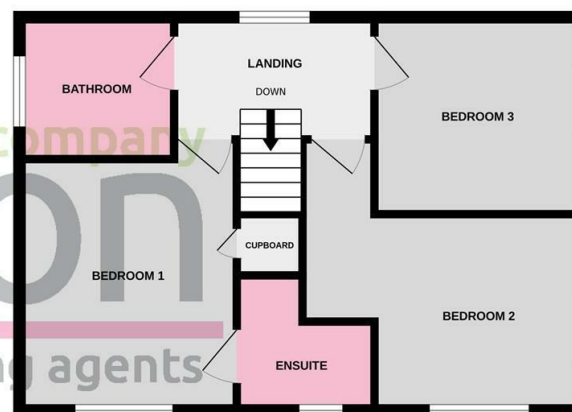
## Agent Note

\*\* Photos shown are not of Plot 49 but of the same design home in Malthouse Meadows.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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