

FOR SALE

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**Corfe Mullen
Dorset, BH21 3EX**

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FREEHOLD PRICE £340,000

A well-presented two bedroom townhouse built in 2023 by the highly regarded Harry J Palmer, offering stylish and energy efficient living within a sought after development.

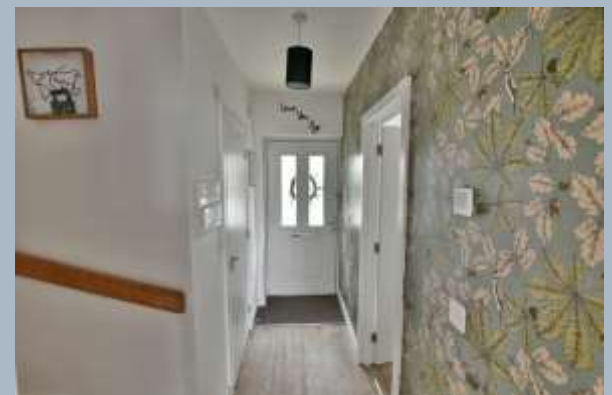
- Welcoming entrance hallway with a contemporary cloakroom
- Spacious sitting/dining room with double doors leading directly onto the rear garden, perfect for modern living and entertaining
- Well appointed kitchen fitted with range of base & eye level units complemented by integrated appliances
- Two generous size bedrooms
- Modern bathroom finished with a white three-piece suite
- Double glazing and underfloor heating to the ground floor and radiators to the first floor, a ground source heat pump ensuring excellent energy efficiency (EPC rating B)
- Externally: the rear garden enjoys a westerly aspect and has been designed for ease of maintenance with a patio and lawn area enclosed by panel fencing. To the front there is an allocated parking space

The property is situated in a well established area which is renowned for its sought after schools and in close proximity to the local shops and amenities of Corfe Mullen.

EPC RATING: B

COUNCIL TAX BAND: C

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.



Note: Measurements were taken from Architects plans and may not exactly represent the finished room sizes.

Plot 16 The Violet Farm

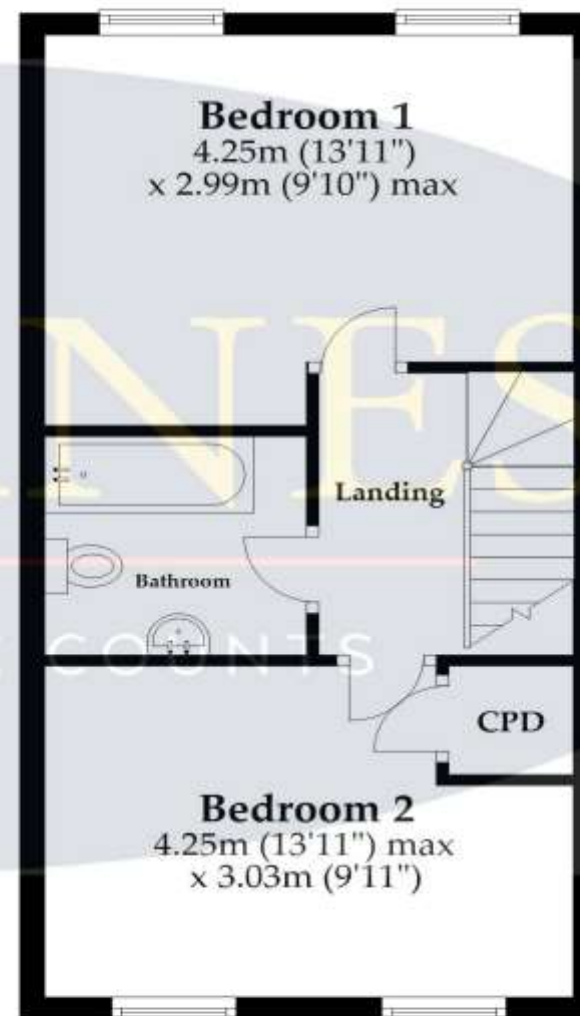
Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 sq. feet)

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



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