



163A & B Phelipps Road, Corfe Mullen, Wimborne BH21 3NL

Constructed approximately fifteen years ago is this three bedroom end of terrace home plus a self-contained bungalow ideal for a family member, office or income potential. No Forward Chain.

EPC: TBC **Council Tax Band:** C **Price:** £395,000 Freehold







Key Features

- THREE BEDROOM END OF TERRACE & DETACHED BUNGALOW
- LOUNGE OVERLOOKING THE FRONT ASPECT
- GENEROUS KITCHEN/DINER
- FAMILY BATHROOM
- PARKING FOR TWO CARS
- FRONT & REAR GARDENS
- SELF-CONTAINED BUNGALOW
- BED/SITTING ROOM
- KITCHENETTE & SHOWER ROOM
- NO FORWARD CHAIN

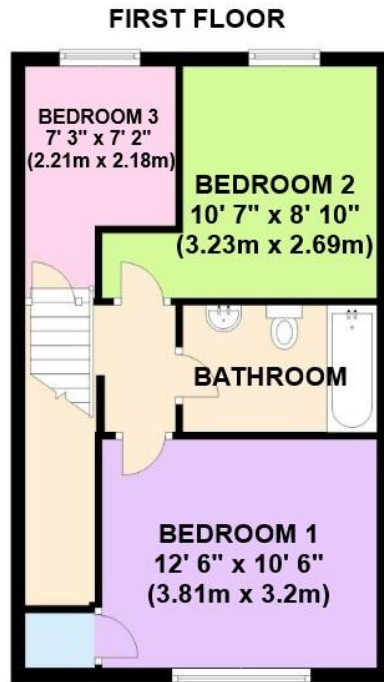
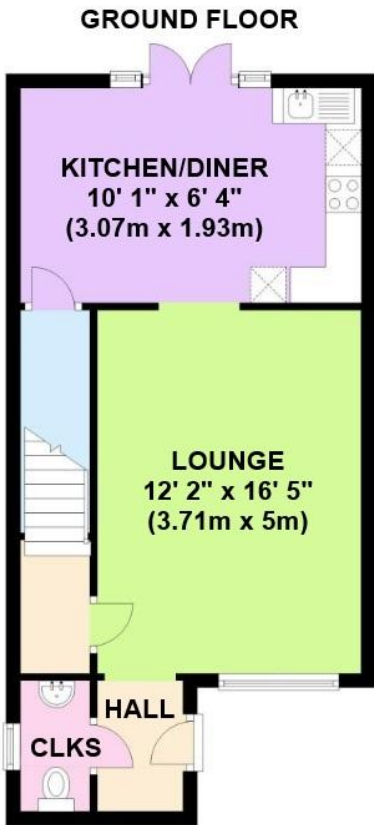
The Property

This three bedroom home with self-contained bungalow is located in a quiet location at the end of Pheppys Road and is within easy reach of popular schooling for all age groups and many of Corfe Mullen's amenities including Public Houses, supermarket and health club.

The accommodation comprises of an entrance vestibule with ground floor WC, a lounge overlooking the front aspect and then a generous kitchen/diner with French doors opening to the rear garden. To the first floor there are three bedrooms and the main bathroom. To the front of the house there is parking

for two vehicles on a tarmac driveway and there is a rear garden which has been laid to gravel and enclosed by timber panelled fencing. There is a separate self-contained bungalow annex comprising of a bed/sitting room with kitchenette and a shower room.

The house has UPVC fascias and soffits and UPVC double glazing and there is gas fired central heating with radiators with a combination boiler installed within the last eighteen months. The property provides an ideal annex or rental income.



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(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	
<small>WWW.EPCA.UK.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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