



**5%
CASHBACK**
**BUILDERS
INCENTIVE**
ON SELECTED PLOTS
SUBJECT TO LENDER'S CRITERIA



Churchill Mews 20a Churchill Close, Sturminster Marshall, Dorset BH21 4BQ Prices From £400,000 Freehold

**** EXCLUSIVE DEVELOPMENT OF JUST FIVE **** Four three bedroom houses, and one four bedroom house mostly with en-suite, ideally located in a private road within a popular village location, boasting good proximity to local pubs, pharmacy and other amenities. These brand new homes offer stylish and modern living throughout and internal viewing is highly advised to appreciate the accommodation on offer which comprises: open-plan lounge/diner, well-appointed kitchen, downstairs WC, three/four bedrooms, en-suite, and contemporary family bathroom. Externally, there is an enclosed rear garden mostly laid to lawn with patio seating area. To the front there are two allocated parking spaces. Further features of these wonderful homes include 5% CASHBACK BUILDER'S INCENTIVE (on selected plots, subject to lenders criteria), integrated appliances to kitchen, underfloor heating downstairs, airing cupboard, builder's warranty, gas central heating and UPVC double glazing. Nearby school: Sturminster Marshall First School

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**ANTHONY
DAVID & CO**

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

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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Entrance Hall Doors to...

Lounge/Diner 20' 8" x 11' 5" (6.30m x 3.48m)

Kitchen 10' 4" x 9' 2" (3.15m x 2.79m)

Downstairs WC 5' 10" x 3' 3" (1.78m x 0.99m)

Landing Doors to...

Bedroom One 12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom Two 11' 0" x 10' 4" (3.35m x 3.15m)

Bedroom Three 11' 5" x 8' 8" (3.48m x 2.64m)

Bathroom 6' 5" x 5' 6" (1.96m x 1.68m)

Parking Allocated x 2

Garden Enclosed

Council Tax Band - TBC

5% Cashback Builder's Incentive On Selected Plots, Subject To Lenders Criteria



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.