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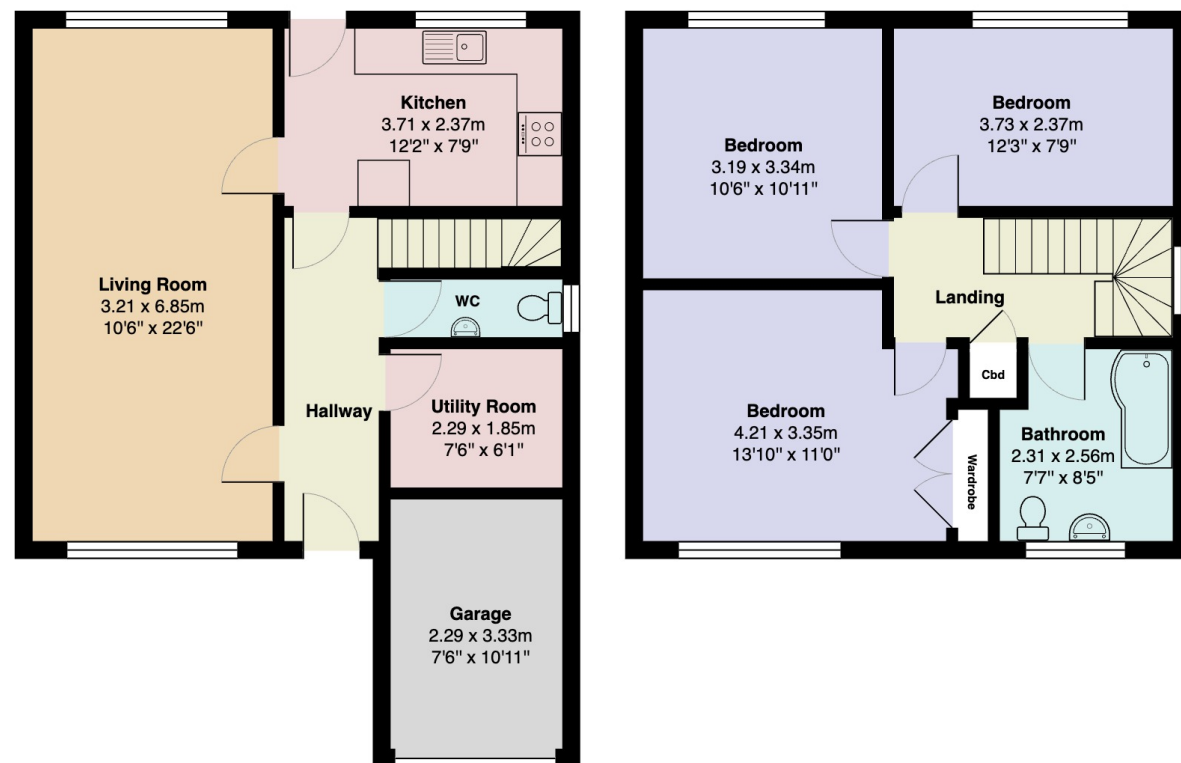
LINKHOMES  
ESTATE AGENTS



12 Phelipps Road, Corfe Mullen, Wimborne, Dorset, BH21 3NR  
Guide Price £365,000

**\*\* THREE DOUBLE BEDROOMS \*\* SOUTH-WESTERLY FACING GARDEN \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented three double bedroom semi-detached house in the sought-after Corfe Mullen location. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering fitted wardrobes, a bright and airy living room/dining room, a separate kitchen with space for appliances and direct access onto the South-Westerly facing private rear garden, a separate utility room, a three-piece family bathroom suite, a downstairs WC, garage space and a driveway with parking for multiple vehicles! This is the perfect first time buy and a must view to avoid disappointment!

Phelipps Road is situated in the popular village of Corfe Mullen, which offers an array of useful amenities and attractions such as The Lambs Green Inn, two Co-Ops, Taj of Corfe Mullen, Harlees Fish & Chips, Jim's Cheesecakes, The Hadleigh Lodge Practice, Boots Pharmacy, the Corfe Mullen 'Rec' and Skate Park, The Royal Legion and BH Live Active. Local schools include Lockyers Midde School which is approximately 0.7 miles away, both Rushcombe First School and Henbury View First School are approximately 1 mile away with outstanding Ofsted ratings. Nearby you can also find the market town of Wimborne Minster and its popular pubs, shops and restaurants. Also benefitting from access to the A31 via Lake Gates roundabout with the commute to London just 2 and half hours.



Total Area: 103.3 m<sup>2</sup> ... 1112 ft<sup>2</sup>

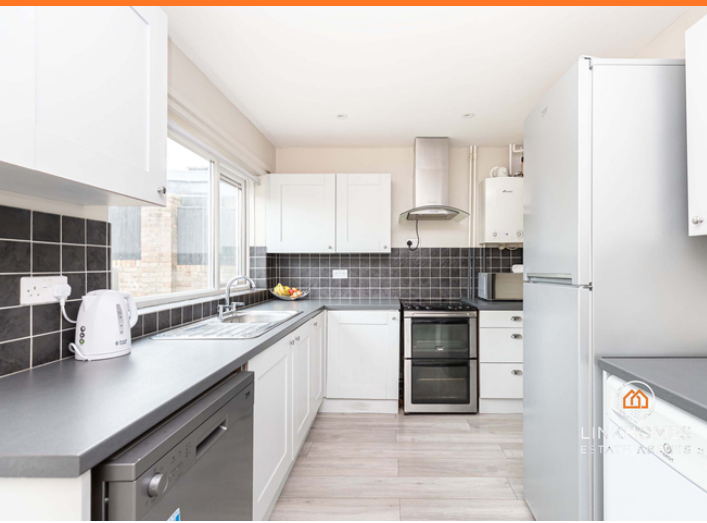
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Hallway

UPVC double glazed frosted front door to the front aspect, smooth set ceiling, downlights, radiator, power points and laminate flooring.

### Living Room

Smooth set ceiling, downlights, UPVC double glazed windows to the front and rear aspect, two radiators, power points, television point, partially carpeted and partially laminate flooring.

### Kitchen

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, wall and base fitted units, stainless steel sink with drainer, power points, 'Worcester' boiler, space for a longline/fridge freezer, space for a dishwasher, space for a dryer, four point gas hob with integrated oven and 'Bosch' extractor fan above and laminate flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, toilet, UPVC double glazed frosted window to the side aspect, pedestal sink, cupboard with storage, sliding storage and laminate flooring.

## First Floor

### Landing

Smooth set ceiling, downlights, loft hatch (lighting), smoke alarm, storage cupboard, UPVC double glazed window to the side aspect, wooden balustrades and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point, built-in wardrobe and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, feature panelling, radiator, television point, power points and carpeted flooring.



## Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, feature panelling, radiator, power points and carpeted flooring.

## Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, panelled bath with glass shower screen and electric shower, pedestal sink, toilet, stainless heated towel rail and vinyl flooring.

## Outside

### Garden

South-Westerly facing, mainly laid to lawn with patio area, outside tap, outside light, surrounding shrubbery, surrounding brick walls and wooden fences and side gated access.

### Garage

Split into two with an up and over door, lighting, power, a concrete floor and storage area with a ceiling light, water tank, power points, plumbing for a washing machine, thermostat and concrete flooring.

### Driveway

Space for two vehicles and outside lights.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £2,358.17 per annum.  
Alarm System.

### Stamp Duty

First Time Buyer: £3,250  
Moving Home: £8,250  
Additional Property: £26,500