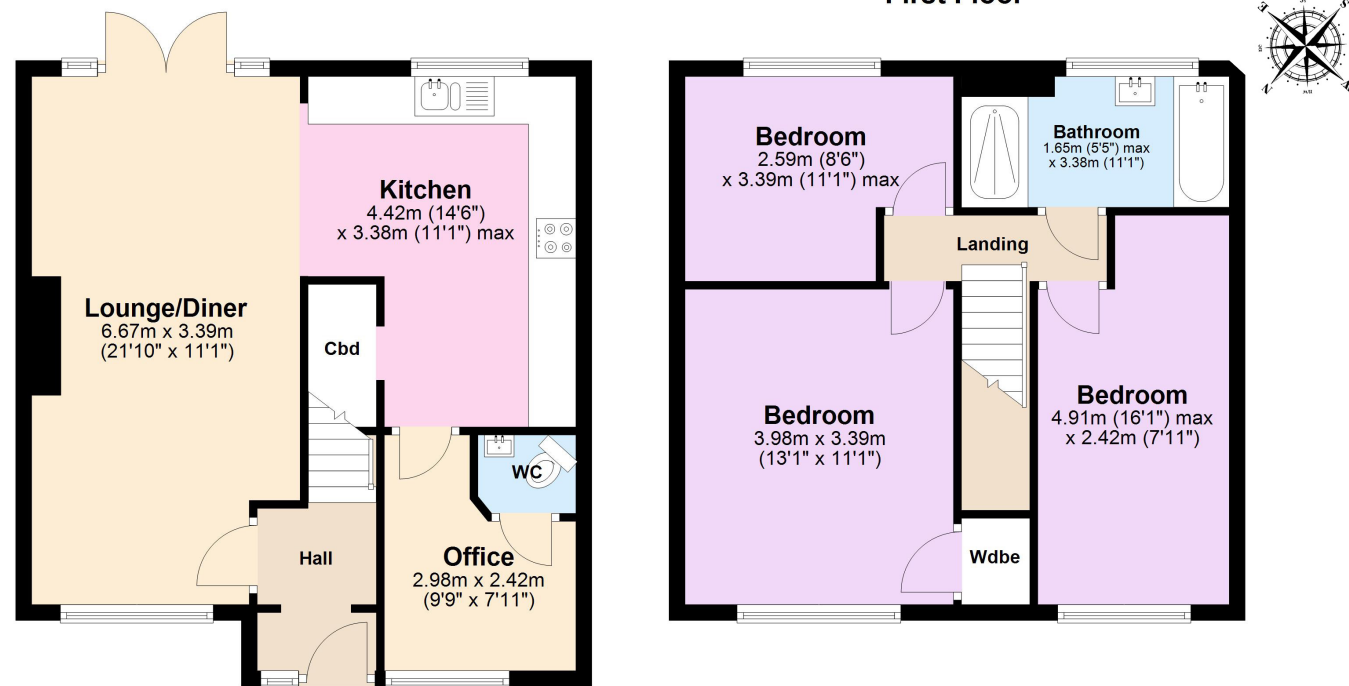




Ground Floor

First Floor



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

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.



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10 Warland Way, Corfe Mullen, Wimborne, Dorset, BH21 3NZ
Guide Price £340,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this three bedroom terraced house, located in the ever-popular and residential area of Corfe Mullen. Benefitting from an array of fine features including three good-sized bedrooms, a stylish kitchen with space for appliances leading onto the open-plan living room/dining room, a low maintenance private rear garden with rear-gated access, a modern four-piece family bathroom suite, an office space with a downstairs WC and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet location and accommodation on offer!

Warland Way 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.



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, composite door to the front aspect, feature shelving, radiator, power points and laminate flooring.

Open Plan Lounge/Diner

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear aspect, two wall mounted longline radiators, feature mantel, power points, television point and LVT flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, wall and base fitted units, cupboard with the combination boiler enclosed, cupboard with the consumer unit enclosed, space for a longline fridge/freezer, space for a washing machine, integrated dishwasher, integrated 'Bosch' double oven, five point gas hob with stainless steel extractor fan and glass splash back, one and a half bowl composite sink with drainer, power points with USB charging and LVT flooring.

Office

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points and LVT flooring.

Downstairs W/C

Smooth set ceiling, downlights, extractor fan, toilet, wall mounted sink with under storage, stainless steel heated towel rail and LVT flooring.

First Floor

Landing

Downlights, loft hatch (lighting and partially boarded) power points and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, walk in double waterfall shower with extra shower head, toilet, feature sink with under storage, tiled bath, part tiled walls, wall mounted radiator and tiled flooring.

Outside

Rear Garden

Partial laid-to artificial grass, decking area, Indian sandstone area, a shed, rear gated access, surrounding wooden fences and outside tap.

Driveway

Shingle driveway with space for two vehicles.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2358.17 per annum.

Stamp Duty

First Time Buyer: £2,000
Moving Home: £7,000
Additional Property: £24,000