



*Offers in Excess of*  
**£400,000**

Freehold

HIGHMOOR ROAD, CORFE MULLEN, WIMBORNE BH21 3PT



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- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ LARGE OPEN PLANNED LIVING SPACE
- ◆ MODERN FITTED KITCHEN

A recently developed, two bedroom bungalow boasting a contemporary finish as well as benefiting from planning permission to be able to develop the property further.

## Property Description

The property is on an elevated corner plot and has the benefit of an established planning permission which would allow further development of the property, should a purchaser choose. The current accommodation comprises a large open plan living room and kitchen with feature bi-folding patio doors, two double bedrooms and a family bathroom. Furthermore, the property benefits from gas fired heating as well as being entirely double glazed throughout. The home is a 'Smart' home, which can be operated remotely, with lights operated via Alexa and Sonos speakers built into the roof.

## Gardens and Grounds

The front garden is entirely laid to lawn and there is a large retaining walls which provides off road parking for several vehicles. The rear garden is also laid to a kept lawn and there is a detached brick built garage.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 813 sq ft (75.5 sq m)

Heating: Gas fired (Combi)

Glazing: Double glazed

Loft: No ladder or lighting installed

Parking: Drive and garage

Garden: South facing

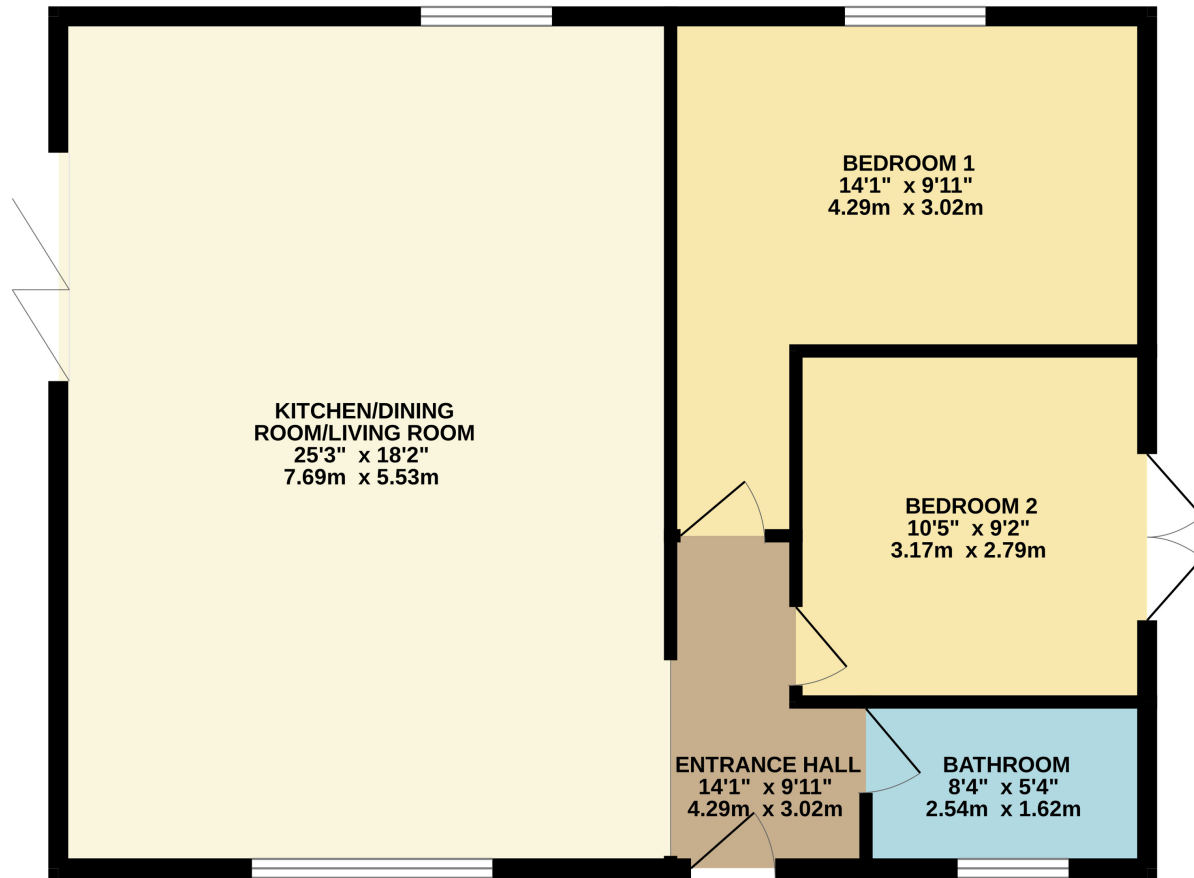
Main Services: Electric, water, gas, drains, telephone

Local Authority: BCP Council

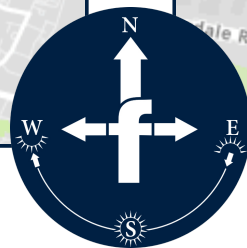
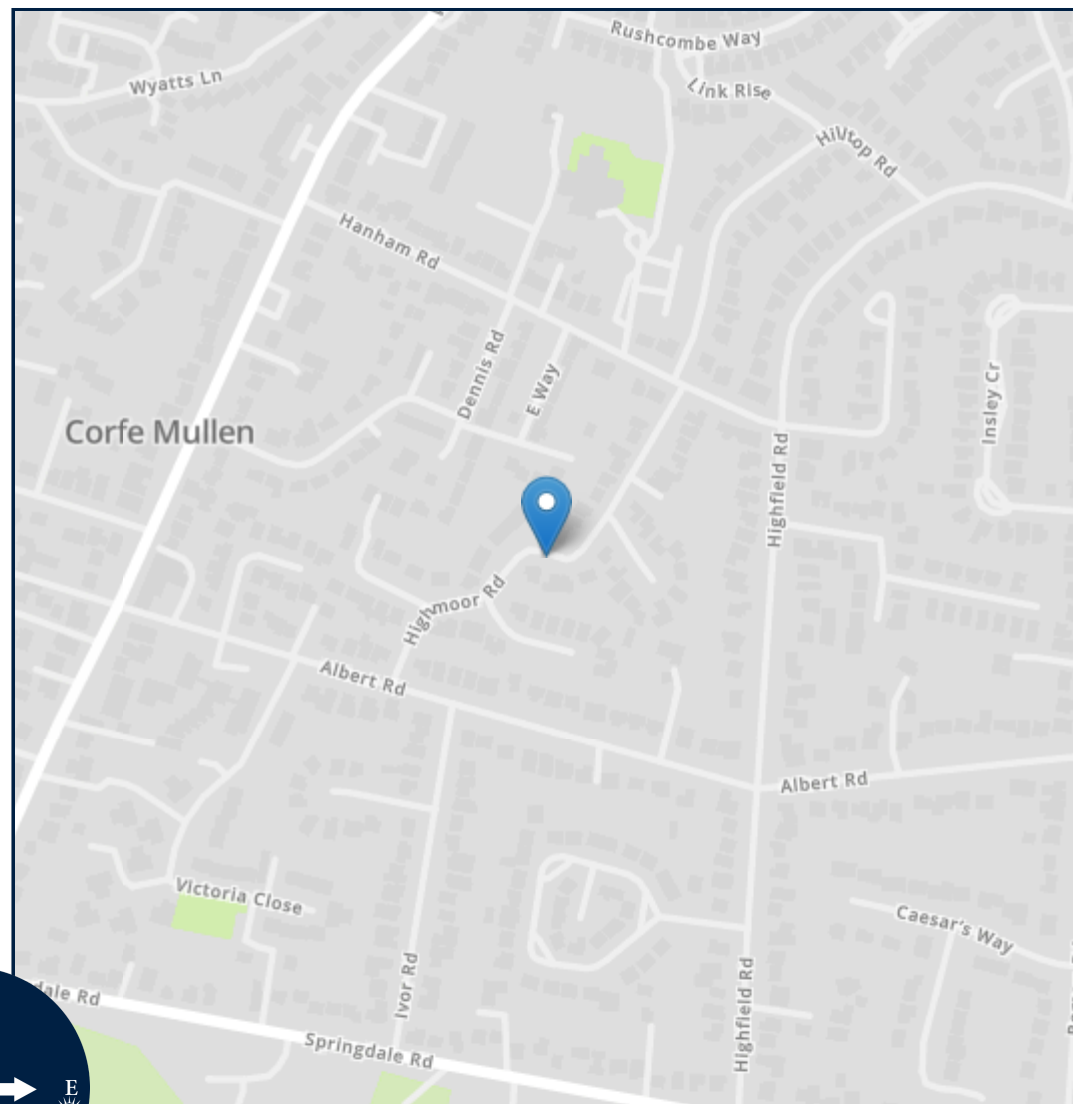
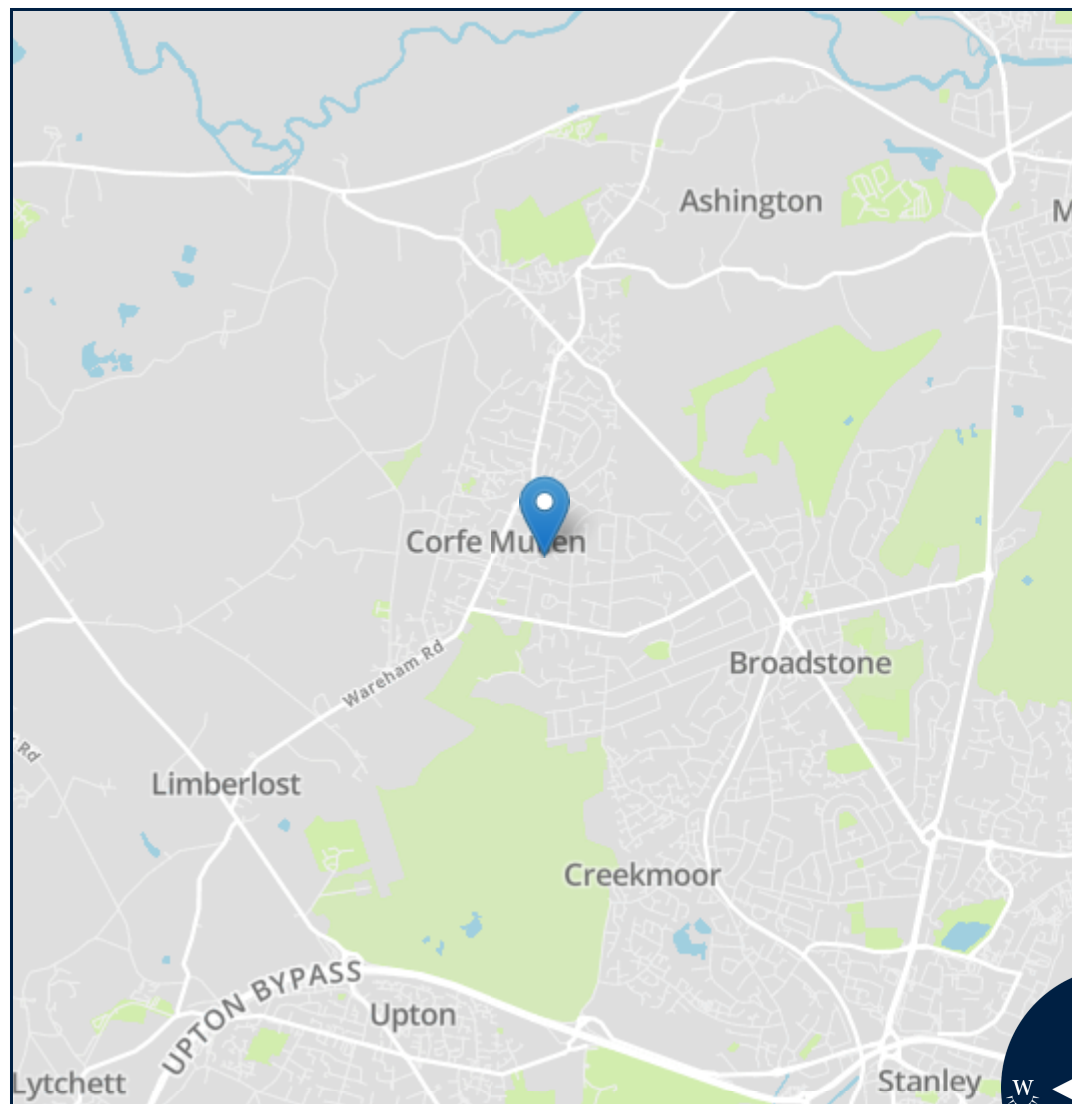
Council Tax Band: D



GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	82
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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