



35 South Road, Corfe Mullen, Wimborne BH21 3HZ

A rare opportunity to acquire a detached bungalow situated in the heart of Corfe Mullen, benefitting from a range of outbuildings and a plot of approximately half an acre.

EPC: 44 Council Tax Band: D Price: £475,000 Freehold

 **2**  **1**  **1**





Key Features

- NO FORWARD CHAIN
- PLOT OF APPROX 1/2 ACRE
- ENORMOUS POTENTIAL TO EXTEND & IMPROVE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES LEADING TO LARGE GARAGING & OUTBUILDINGS
- IN NEED OF MODERNISATION
- CLOSE TO AMENITIES & POPULAR SCHOOLING
- TWO BEDROOMS
- KITCHEN
- LOUNGE/DINER
- SHOWER ROOM

The Property

The property is situated in an established residential location within walking distance of popular schooling for all age groups and amenities including private health club, supermarkets, takeaways and public houses.

The bungalow is situated on a plot of approximately half an acre and now requires extensive modernisation, but offers great potential for those purchasers wishing to put their 'own stamp' on a home. A long driveway

leads to a range of outbuildings in various states of repair, parking for numerous vehicles and there is a garden laid to lawn with established hedgerows.

The accommodation comprises of a reception hall leading to a good size lounge/dining room opening to a conservatory, there is then a kitchen, two bedrooms and a shower room.

SPACE FOR FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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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