

6 Pye Close
Corfe Mullen
Wimborne BH21 3NU

Price **£289,950** Freehold



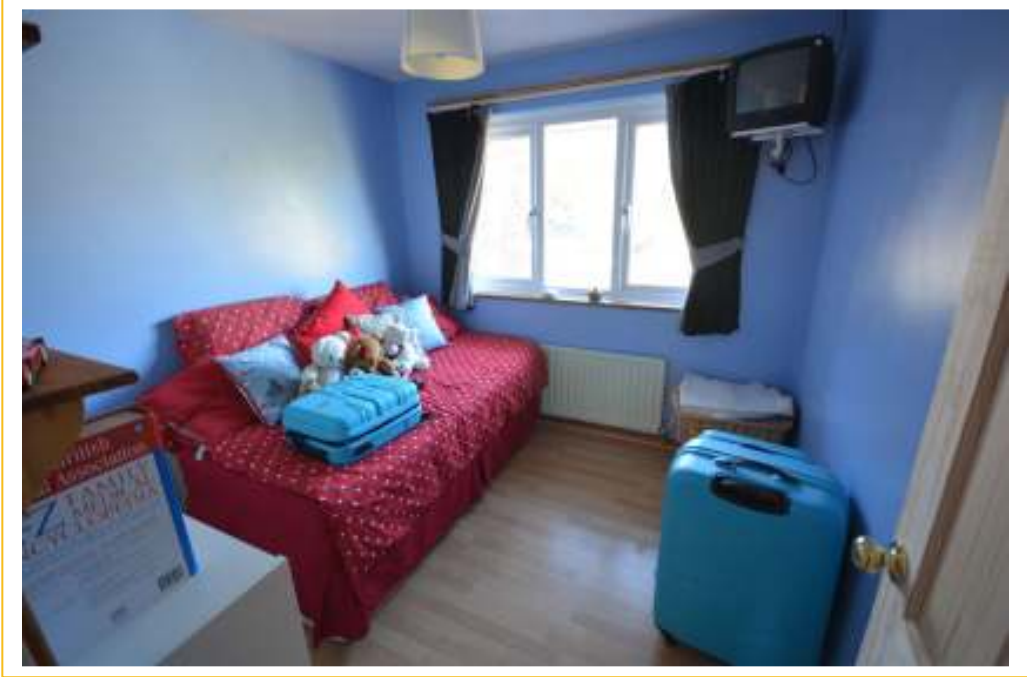
A VERY WELL PRESENTED THREE BEDROOM
MID TERRACE FAMILY HOME OFFERED TO THE
MARKET WITH NO FORWARD CHAIN.



- * **ENTRANCE HALLWAY**
- * **KITCHEN/DINER 23' 4" max x 7' max**
- * **UTILITY ROOM 8' x 7' 6"**
- * **STORAGE ROOM (AGENTS NOTE: THE STORAGE & UTILITY USED TO FORM THE GARAGE) 9' x 8'**
- * **SPACIOUS SITTING ROOM 19' 2" x 11' 9"**
- * **DOWNSTAIRS CLOAKROOM**
- * **MASTER BEDROOM 12' 9" x 10' 1"**
- * **BEDROOM TWO 11' 1" x 10' 1"**
- * **BEDROOM THREE 8' 9" x 8' 7"**
- * **BATHROOM 8' 7" x 5' 4"**
- * **OFF ROAD PARKING TO THE FRONT**
- * **GAS FIRED CENTRAL HEATING**
- * **DOUBLE GLAZED**
- * **FRONT & REAR GARDENS**







ABOUT THIS PROPERTY

UPVC front door leads to the entrance hallway where the principle rooms are accessed. The kitchen has a range of wall mounted and base storage cupboards and drawers, integrated four ring burner electric hob with extractor fan above, space for upright fridge/freezer, integrated double oven, sink with mixer tap, window and skylight to the front aspect. The dining area is sizeable with a tiled floor which continues from the kitchen and the entrance hallway. The utility room once formed part of the garage, now with space and plumbing for washing machine and tumble dryer, wall mounted cupboards, glazed door to the storage area where the wall mounted 'Baxi' gas fired central heating boiler can be found. The sizeable sitting room is to the rear of the property with feature gas fire and tiled hearth, double opening doors to the rear garden. There is a sizeable built in storage cupboard. The cloakroom comprises a wall mounted wash basin with mixer tap, close coupled WC, part tiled walls and tiled floor.

Stairs lead from the entrance hall to the first floor landing with access to loft space and built in storage cupboard. The master bedroom and bedroom three are to the rear of the property with built in cupboard to bedroom three. Bedroom two is to the front of the property. The family bathroom comprises pedestal wash hand basin with mixer tap, corner tiled shower cubicle with wall mounted electric shower, panel enclosed bath with mixer tap, close coupled WC, wall mounted heated towel rail, obscured double glazed window.

The rear garden is laid to patio and shingle areas, timber garden shed and gate to the rear giving access to a residential footpath which in turn leads to PHELIPPS ROAD.

DIRECTIONS:

From Broadstone Centre proceed to the Clarendon Road roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across and upon reaching the Windgreen roundabout, turn left into Wareham Road. Take the third turning into PHELIPPS ROAD and Pye Close is the first turning on the right hand side.

COUNCIL TAX: Band 'C'. East Dorset District Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.



Energy Performance Certificate

6, Pye Close, Corfe Mullen, WIMBORNE, BH21 3NU

Dwelling type: Mid-terrace house	Reference number: 8393-3046-6129-0227-0083
Date of assessment: 24 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 October 2018	Total floor area: 100 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,085
Over 3 years you could save	£ 150

Estimated energy costs of this home

	Current costs	Potential costs	
Lighting	£ 264 over 3 years	£ 201 over 3 years	<div style="background-color: #00728f; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 150 over 3 years </div>
Heating	£ 1,551 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 270 over 3 years	£ 177 over 3 years	
Totals	£ 2,085	£ 1,935	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient • higher running costs

Current	Potential
72	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 54
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 978

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1156