

**Auction**

4 bed bungalow to buy in BH21

Hillcrest Road, Corfe Mullen, Wimborne,
Dorset, BH21 3LX

£450,000

 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Detached Bungalow
- ✓ Four Bedrooms
- ✓ Two Reception Rooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale Online Bidding – Terms & Conditions Apply

Offered for sale with no onward chain, this detached four-bedroom family home occupies an enviable position on the edge of Corfe Mullen, enjoying beautiful countryside views and offering a fantastic opportunity for buyers seeking a property to modernise and create their ideal home.

The accommodation is generously proportioned and includes two reception rooms, a kitchen/breakfast room, four bedrooms, and two bathrooms, providing excellent space for growing families. While requiring updating throughout, the property presents enormous potential to add value and tailor the interior to individual tastes and requirements.

Externally, the home benefits from a large rear garden, ideal for families and outdoor entertaining, together with a garage and driveway providing ample off-road parking. The property is conveniently located close to local amenities and falls within the catchment area of highly regarded local schools, making it an attractive proposition for families.

Combining a sought-after location, countryside outlook, and significant scope for improvement, this is a rare opportunity not to be missed.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor



First Floor



Total area: approx. 115.0 sq. metres (1237.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Hillcrest Road, Corfe Mullen, Wimborne, Dorset, BH21 3LX

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

