



Larks Meadow - Vendor Suited

£400,000





### **Description**

Weldons Sales & Lettings are delighted to bring to the market this four / five bedroom detached property in a sought-after location. The property boasts a spacious sitting room, 27ft fitted kitchen/ diner with island, Separate utility room, downstairs cloakroom, family bathroom, ensuite shower room to master bedroom, study which can be used as 5th bedroom, a generously sized enclosed rear garden, Garage with up and over style door, and side access through from the garden.

### **Outside**

Front garden is laid to stone with pathway. Enclosed Rear gardens. The rear is mainly laid to lawn with an extended area for alfresco dining.

### **Parking Arrangements**

Garage with up and over style door. Private Driveway parking.

### **Energy Performance Rating**

EPC Band – Band C

### **Viewing Arrangements**

By appointment only through Weldons.

**Local Authority**

Dorset Council - Band E

**Services**

Water, Electric & Gas are believed to be mains connected.

**Agent Note**

Double Glazed through-out  
Viewing essential.

**Dimensions (Approx)**

Kitchen Diner - 27'00 x 10'3  
Sitting room - 16'6 x 11'2  
Downstairs Cloakroom -  
Study / 5th Bedroom - 8'10 x 8'8  
Bedroom 1 - 13'7 x 11'2  
Bedroom 2 - 14'8 x 9'2  
Bedroom 3 - 12'00 x 9'2  
Bedroom 4 - 9'1 x 8'8  
Family Bathroom -  
Ensuite to master -  
Garage - 17' 1 x 8'2  
Utility Room - 8'8 x 5'2

**Tenure**

Freehold.

**Extra information**

The property is not within a conservation area.  
Satellite & TV Fibre available.  
Mobile & Broadband coverage - Superfast and Basic available.  
Brick, Stone & Render Finish.

**Consumer protection from unfair trading regulations 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to 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.

**Money Laundering Regulations.**

1. Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

# FLOORPLAN

