



## 90 Rushcombe Way, Corfe Mullen, Wimborne BH21 3QX

A bright and airy three bedroom detached bungalow benefitting from a generous lounge/dining room and situated in this established residential location within walking distance of local amenities.

**EPC: 68 Council Tax Band: D Guide Price: £425,000 Freehold**

 **3**
 **1**
 **2**







## Key Features

- UPVC DOUBLE GLAZING
- UPVC FASCIAS AND SOFFITS
- GAS FIRED CENTRAL HEATING WITH RADIATORS
- GENEROUS LOUNGE/DINING ROOM WITH SHUTTER BLINDS
- RECENTLY REPLACED CONTEMPORARY BATHROOM
- SEPARATE CLOAKROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- GARAGE & AMPLE PARKING
- SOUTHERLY FACING REAR GARDEN
- CONVENIENT LOCATION

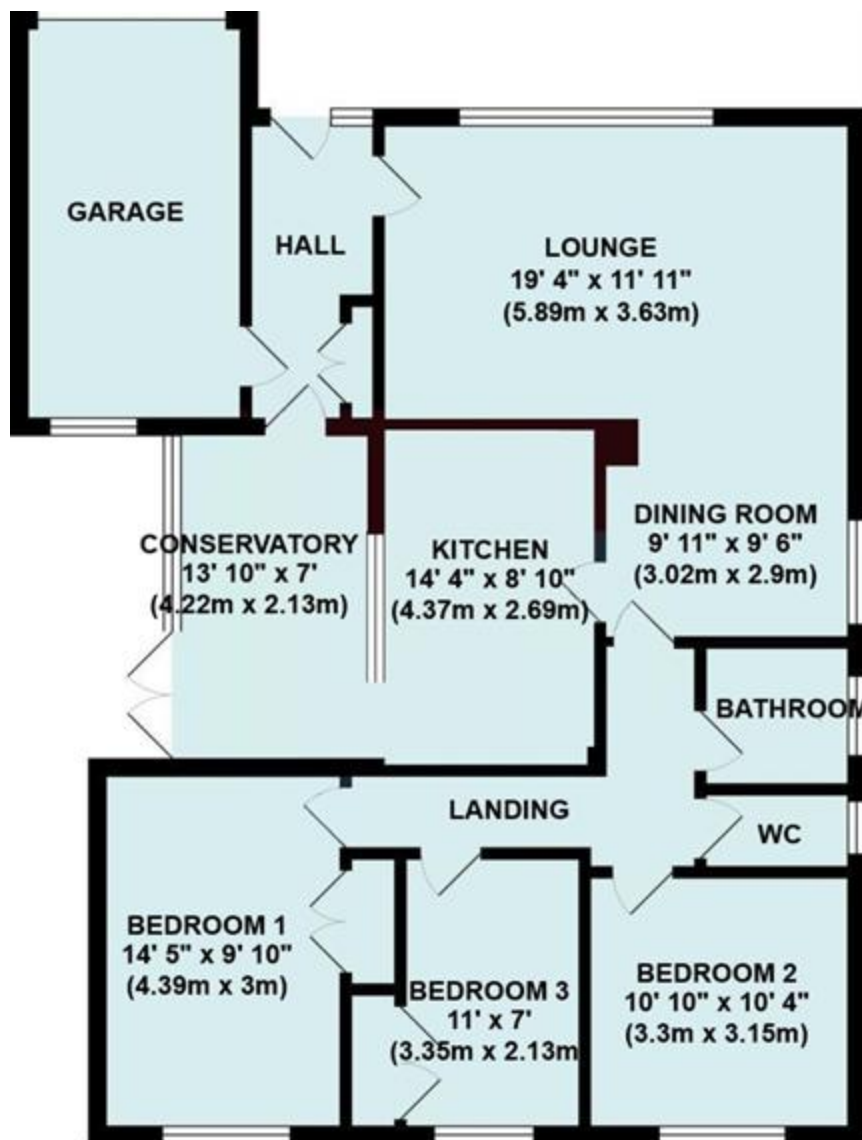
## The Property

Situated in an established residential location is this three bedroom detached bungalow. Within walking distance of the bungalow there are many local amenities including popular schooling, health club, doctors and dentist. The bungalow benefits from gas fired central heating and UPVC double glazing making it a warm and comfortable home to live in. The accommodation comprises of a composite front door leading to an entrance hall area with personal door to the garage and conservatory. there is then a generous 'L' shaped lounge/dining room leading to the kitchen which opens to a conservatory currently used as a utility/dining room. From the dining area a rear hallway gives access to the three bedrooms.

There is then a newly installed contemporary bathroom with separate cloakroom.

The gardens have been arranged for ease of maintenance, the front garden being predominantly hard landscaped and providing off road parking leading to the attached garage. The rear garden, which is fully enclosed, has been arranged in areas of patio with raised beds stocked with a number of mature specimen shrubs. A particular feature of the garden is this sunny southerly aspect.





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	82
England & Wales <small>EU Directive 2002/91/EC</small>		

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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