



Malthouse Meadows West Street, Sompting, BN15 0BE
Guide Price £470,000

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Enjoy the best of modern living in this popular three-bedroom home which features a stylish open-plan kitchen/dining room and utility room. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, and a good-sized family bathroom.

- Brand New 3 Bed Det House
- 10 Year Warranty
- Open Plan Kitchen/Dining
- Upgraded Spec with Appliances
- Solar Panels and Gas Heating
- EV Charger
- ** Part Exchange Available
- Ready To Move Into



Reception Hall

Living Room

5.61m x 3.10m (18'5 x 10'2)

Kitchen/Dining Room

5.61m x 2.95m (18'5 x 9'8)

Utility Room

Ground Floor Cloakroom

First Floor Landing

Bedroom One

3.18m x 3.10m (10'5 x 10'2)

En-Suite

Bedroom Two

4.01m x 2.90m (13'2 x 9'6)

Bedroom Three

2.92m x 2.67m (9'7 x 8'9)

Family Bathroom/W.C

Rear Garden

Detached Garage

**** Part Exchange**

Please note Part Exchange is subject to qualifying criteria. Speak to the Persimmon Sales office on site to discuss further.

Internal photos are not of the actual house for sale.







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating

	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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