



PETTENGELLS
ESTATE AGENTS

5 Corbin Road, Pennington, Lymington, Hampshire, SO41 8BW
Guide Price £375,000

5 Corbin Road, Pennington, Lymington,
Hampshire, SO41 8BW

- Semi detached character house
- Three bedrooms
- Fine living room
- Impressive kitchen/dining room
- Downstairs shower room/utility
- Wide plot, lots of parking
- Garage & car port
- Lovely bright garden
- Family room overlooking garden





WELL PRESENTED CHARACTER SEMI DETACHED HOUSE, BENEFITS INCLUDE WIDE PLOT WITH DRIVE, CAR-PORT AND GARAGE, PLEASANT GARDEN, DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM.

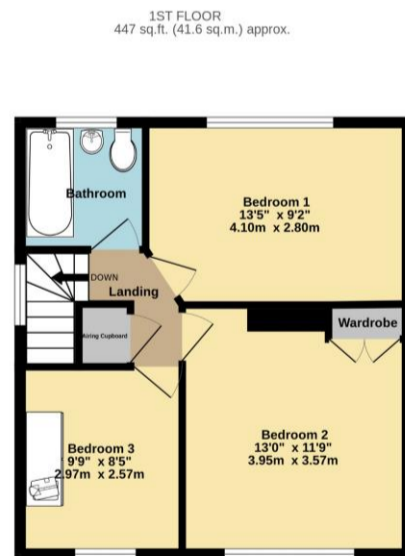
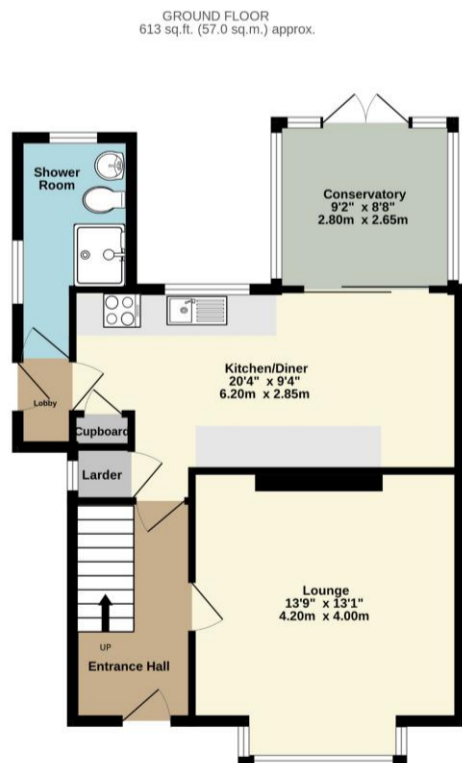
Accommodation: The entrance hall leads into a fine living room. There is an impressive modern kitchen with dining area. The original conservatory has now been converted to create more of a garden/family room and does have a radiator so useable all year round. There is then a rear lobby leading into a downstairs shower room/utility room. The first floor landing opens to the three bedrooms (two doubles and a single), although the third bedroom at the moment is being used as a dressing room. There is an impressive modern bathroom.

Outside: This house sits on a wide plot with mainly lawned front garden, adjoining this the generous double width driveway gives good off road parking then leads via gates to the car port and then in turn the garage measuring 15'7" x 8'7" and has power supplied. EV charging point. The lovely bright rear garden has a lawned area, there are two sheds, shrub borders and two small trees. Adjoining the house is a good sized paved patio.

EPC: C, Council tax band: C, Tenure: Freehold

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TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
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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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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