



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A ONE BEDROOM PARK HOME REQUIRING SOME UPDATING
SET IN THE WAREHAM SITE OF SILENT WOMAN PARK.
NO FORWARD CHAIN**



Silent Woman Park, Coldharbour, Wareham BH20 7PE

PRICE £69,950

The Property:

This residential Park Home for the over 50's is centrally situated within the park & requires updating. It is accessed via a spacious upvc double glazed porch/utility area with a polycarbonate roof. There is space and plumbing for a washing machine plus additional under the counter appliances. There is shelving & a radiator. A further opaque upvc double glazed door leads through into the entrance hallway where there is a radiator & a storage cupboard with shelving.

The kitchen enjoys a double aspect with upvc double glazed windows to either side. There is a matching range of cupboards at base and eye level with drawers, space for an upright fridge & space for a gas cooker. A sink with side drainer is set into the work surface with splashback tiling surrounding & a cupboard housing the boiler with storage space.

The lounge has a double aspect with upvc double glazed windows to the front and to the side with a matching opaque double glazed door. There is a fireplace with an inset gas fire with cupboards and shelving to either side & a radiator.

The bedroom has a double glazed window to the rear aspect with a radiator beneath. There is a range of fitted furniture including wardrobes with up and over cupboards, drawers, fitted mirror with light above. Part of the room is a shower area which has a step-in shower cubicle with a wall mounted shower, an extractor fan, a wash hand basin, & a shaver point with light.

The cloakroom comprising of a wc & a corner wash hand basin with splashback tiling. There is a radiator & an opaque upvc double glazed window to the side aspect & a cupboard with shelving.

Parking:

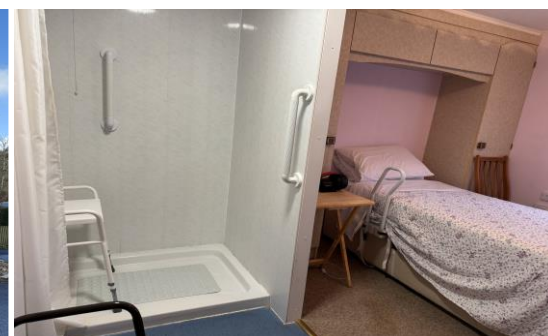
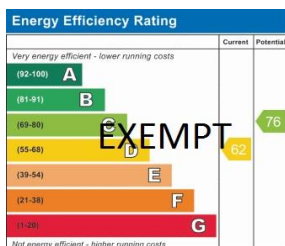
The property has on-site parking on the pitch as well as visitors parking.

Garden:

The garden wraps around the property & is laid to shingle & patio slabs.

Measurements:

Lounge	11'9" (3.58m) x 11'8" (3.57m)
Kitchen	11'9" (3.58m) x 7'11" (2.41)
Bedroom	11'9" (3.58m) x 11'7" (3.53m)
Cloakroom	9'2" (2.80m) x 4'3" (1.30m)
Utility/Lobby	14'9" (4.50m) x 5'4" (1.62m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.