



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 DOUBLE BEDROOM BUNGALOW SET IN THE SOUGHT AFTER LOCATION OF
CAREY JUST OUTSIDE OF WAREHAM TOWN CENTRE, WITH BENEFITS INCLUDING A
SOUTHERLY REAR GARDEN & VIEWS OF THE COUNTRYSIDE.
NO FORWARD CHAIN**



Wessex Oval, Carey, Wareham BH20 4BS

GUIDE PRICE £375,000

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The bungalow is set in the popular residential location of Carey within walking distance is Wareham Forest, with the train station, local shops & buses. Wareham Town Centre is a 5 minute driveaway with the main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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The Property:

This 3 bedroom bungalow is accessed on the side with a upvc double door leading into the entrance hallway with a matching window to the side. The hallway has an integral door mat, wall mounted electric heater, a cupboard housing the meters, an airing cupboard housing the hot water tank with a cloak's cupboard to the side.

The living room has a upvc double glazed window with an overlooking the rear garden with further views of the countryside. There is a fireplace with tiled base & hearth & a useful alcove to the side.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A sink with a side drainer is set into the work surface with splash back tiling surrounding. A ceramic hob is set into the work surface with oven below & extractor hood above. An opaque upvc double glazed door gives access to the side aspect with a matching window to the side. There is space & plumbing for a washing machine & space for an upright fridge/freezer.

The master bedroom is a spacious room with a upvc double glazed window looking out to the front garden.

The second bedroom is a double sized room & benefits from a upvc double glazed window giving views of the rear garden & countryside beyond.

The third is also a double sized room with a upvc double glazed window to the front aspect.

The bathroom has a bath with a wall mounted shower attachment & a wash hand basin. The room is partially tiled with an opaque upvc double glazed window to the side aspect. There is also a shaver point, an extractor fan & a wall mounted electric heater.

The property benefits from a separate cloakroom which has a wc & an opaque upvc double glazed window to the side aspect.

Agents Note:

The property has modern wall mounted electric radiators in most of the rooms. There is also gas to the bungalow.

Garage & Parking:

The bungalow has a driveway leading up to a garage which has an up & over door with a upvc double glazed window at the rear.

Garden:

The front garden is laid to lawn & hedging at the front giving privacy. A path leads round to the side of the property. The rear garden has a patio area abutting the property with the remainder laid to lawn & offering southerly views of the countryside. The garden is enclosed by a mixture of fencing & has a vegetable patch at the rear of the garden.

Measurements:

Living Room	15'11" (4.86m) x 12' (3.65m)
Kitchen	9'8" (2.94m) x 8'11" (2.73m)
Bedroom 1	12' (3.67m) x 11'11" (3.64m)
Bedroom 2	12'5" (3.78m) x 9'11" (3.03m)
Bedroom 3	9'11" (3.02m) x 8'6" (2.61m)
Bathroom	5'11" (1.80m) x 5'10" (1.79m)
Cloakroom	5'11" (1.82m) x 2'11" (0.89m)

