



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

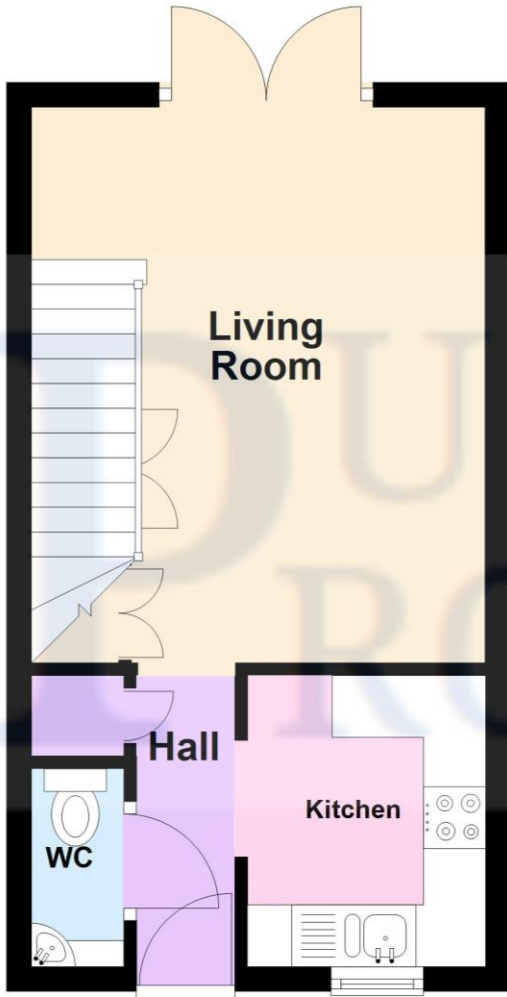
**A 2 DOUBLE BEDROOM TERRACED HOME SET IN A CUL DE SAC
WITH AN ENCLOSED GARDEN, GARAGE & PARKING
NO FORWARD CHAIN**



Toll Gate, Wool, Wareham, BH20 6HU

PRICE £250,000

Ground Floor



First 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 property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

Toll Gate, Wool, Wareham, BH20 6HU

PRICE £250,000

The Property:

The property is accessed via an opaque double glazed front door leading through into the entrance hallway with wood laminate flooring flowing throughout.

The kitchen comprises of a matching range of cupboards at base & eye level with drawers. Set into the work surface is a four-ring gas hob with an oven below a stainless steel splashback & an extractor hood above, along with a one & a quarter bowl sink with side drainer. Additional features include space & plumbing for a dishwasher & for an upright fridge freezer. There is a upvc double glazed window to the front aspect, an extractor fan & a cupboard housing the boiler.

The ground floor cloakroom comprises a wc, a wash hand basin with splashback tiling, along with built-in cupboards, an extractor fan & a radiator. There is also a utility cupboard providing space & plumbing for a washing machine.

The living room has upvc double-glazed patio doors that open onto the rear garden. The room also benefits from spacious understairs cupboards providing useful storage with shelving along with two radiators.

Stairs lead to the first floor accommodation with access to the loft via a hatch.

The master bedroom is a double sized room features a upvc double-glazed window overlooking the front garden with a radiator beneath. The room further benefits from a double door wardrobe & an additional double door cupboard.

The second bedroom is a double sized room featuring a upvc double glazed window to the rear aspect with a radiator beneath. The room further benefits from a useful alcove ideal for wardrobes, along with an over-the-stairs cupboard providing additional storage with slatted shelving.

The shower room comprises a wc, a wash hand basin with splashback tiling & a bath with a wall mounted electric shower & splash back tiling. Additional features include a radiator & an extractor fan.

Garage/ Parking

The property is conveyed with a garage with an up & over door. There is power, light & storage space. There is allocated parking available in front of the garage as well as public parking at the front of the property

Garden:

The garden is enclosed by fencing & is predominantly laid gravel with a patio area at the rear.

Measurements:

Lounge	15'2"	(4.62m)	x	13'	(3.97m)
Kitchen	6'7"	(2m)	x	8'	(2.44m)
Cloakroom	5'6"	(1.59m)	x	2'10"	(0.88m)
Bedroom 1	13'	(3.97m)	x	8'1"	(2.47m)
Bedroom 2	12'11"	(3.96m)	x	8'1"	(2.47m)
Bathroom	6'5"	(1.97m)	x	6'9"	(2.06m)

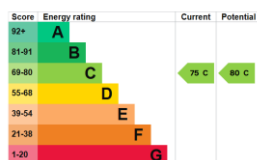
Estate Agents Note:

Please note that some of the roads in Purbeck gate are private with a resident's association. For details & charges please call our Wareham office.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.



5 South Street,
Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

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.