



**PURBECK  
PROPERTY**

CELEBRATING 40 YEARS  
IN WAREHAM

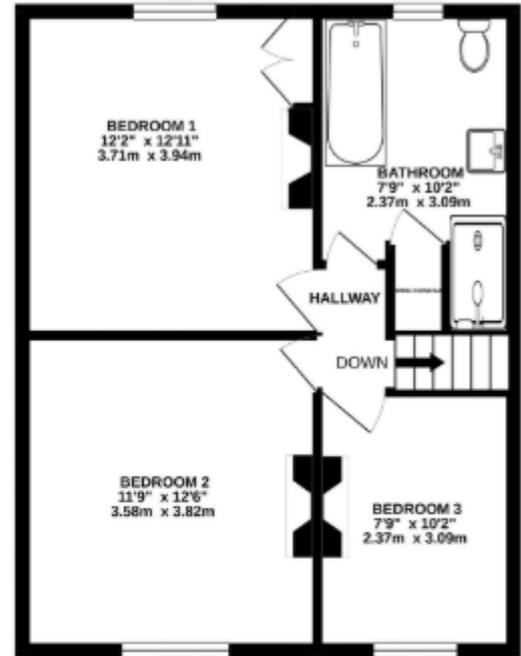
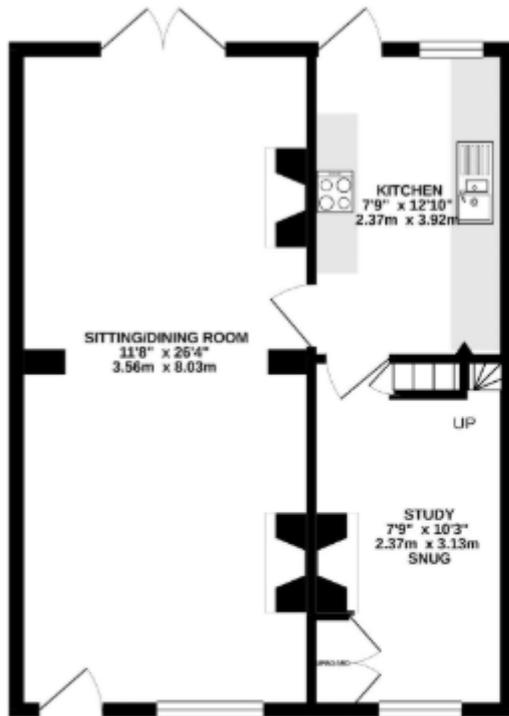
5 South Street  
Wareham  
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BH20 4LR  
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**A CHARACTER COTTAGE SET ON THE WESTERLY SAXON  
WALLS OF WAREHAM TOWN CENTRE OFFERING  
SPACIOUS ACCOMMODATION.  
NO FORWARD CHAIN**



# Westport Cottages, Wareham BH20 4LF

**PRICE £420,000**



#### 3 BED TERRACE & SNUG

TOTAL FLOOR AREA: 972 sq.ft. (90.3 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.  
Made with Manager 10/2010

#### Location:

The property is set on the walls of The Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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## PRICE £420,000

### The Property:

This character cottage is accessed through a wooden stable door into a double aspect lounge/ diner. The dining area has a sash window to the front with a radiator beneath, wood flooring flows throughout with the feature of the room a fireplace. An arch gives access into the lounge area which has a fireplace with a log burner. Patio doors give access to the rear garden, there is flag stone flooring which flows through into the kitchen.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving. A four-ring gas hob is set into the work surface with a chimney style extractor above & oven below. There is space for an upright fridge/freezer, space & plumbing for a washing machine & space & plumbing for a dishwasher. There is a double bowl sink with side drainer set into the work surface. A window with a matching door looks out to the rear garden.

The downstairs study has a sash window to the front aspect with views towards the Purbeck hills. A feature of the room is a fireplace with a shelf above. The room benefits from a double cupboard with shelving above & storage below. A door gives access to a staircase to the first-floor accommodation.

The master bedroom has a window to rear aspect with a radiator beneath. The room benefits from an alcove with a fitted wardrobe & a character fireplace.

Bedroom two is a double sized room with a sash window to the front aspect with a radiator beneath, there is a feature fireplace with a hanging rail to the side in an alcove.

Bedroom three is a double sized room with a sash window to the front aspect with a radiator beneath. It is currently being used as a TV room with fitted shelving & access to the loft via a hatch.

The family bathroom has a suite comprising of a bath, a wc, a wash hand basin & a double shower cubicle with a wall mounted shower. A window looks out to the rear aspect with a radiator beneath. The room also has a heated towel rail, an extractor fan & a cupboard housing the boiler.

### Garden:

The enclosed rear garden is laid to lawn with a patio area abutting the property. There is a shed & access round to the side via a pedestrian gate.

The front garden has a courtyard area with views of The Purbeck Hills.

### Measurements:

Lounge/Diner	26'8" (7.95m) x 11'9" (3.38m)
Kitchen	13'4" (3.97m) x 7'8" (2.16m)
Study	11' (3.35m) x 7'9" (2.16m)
Bedroom 1	12'10" (3.69m) x 12'2" (3.66m)
Bedroom 2	12'7" (3.68m) x 11'8" (3.38m)
Bedroom 3	10'4" (3.06m) x 7'10" (2.16m)
Bathroom	10'2" (3.05m) x 7'8" (2.15m)



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

