



# PURBECK PROPERTY

ONLY 1% COMMISSION  
INCL VAT

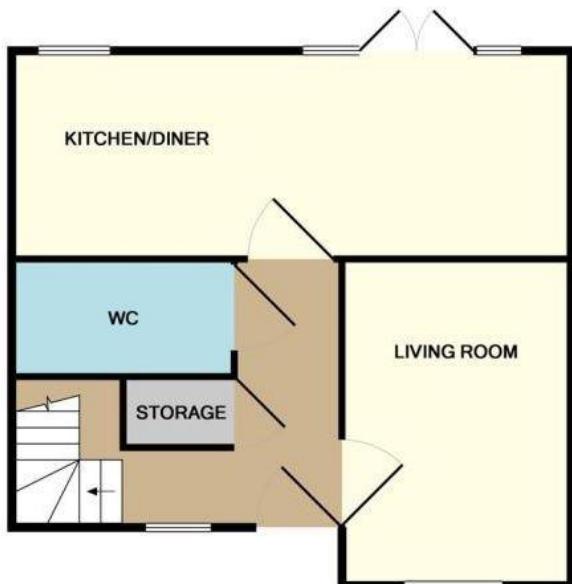
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

A MODERN 3 BEDROOM FAMILY HOME SET  
ON THE OUTSKIRTS OF WAREHAM TOWN CENTRE IN THE  
POPULAR WESTGATE DEVELOPMENT



# Westerman Way, Wareham, Dorset BH20 4FJ

## PRICE £420,000



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2017

### Location:

This modern family home is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is on the main Weymouth to London Waterloo Line. 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 & the museum.

### Measurements:

Kitchen/Diner	19' 6" x 10' 3" (5.95m x 3.12m)
Living Room	10' 7" x 13' 9" (3.22m x 4.18m)
Master Bedroom	9' 11" x 10' 1" (3.02m x 3.07m) max
En suite	5' 10" x 7' 6" (1.79m x 2.29m) max
Bedroom 2	10' 4" x 10' 11" (3.14m x 3.34m)
Bedroom 3	8' 4" x 10' 6" (2.53m x 3.21m)

### Agents Note:

Please note that a service charge is payable for the upkeep of the estate. Please call our Wareham office for further details.

A number of items in the property may be left subject to further negotiation.

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## The Property:

This modern & well-proportioned family home is accessed via a double glazed front door leading into the entrance hallway which has laminate flooring, a spacious under stairs storage cupboard with space and plumbing for a washing machine, a radiator & stairs to first floor accommodation.

Off of the hallway is the downstairs cloakroom which has a wc & a wash hand basin with splash back tiling. There is also a radiator and a upvc opaque double glazed window to front aspect.

The contemporary kitchen/diner has tiled flooring throughout. There is a matching range of cupboards at base and eye level with soft closing drawers. A one and a quarter bowl sink with side drainer is set into work surface with splash back surrounding. The kitchen benefits from a breakfast bar with cupboards & draws and integral oven and hob with a chimney style extractor over. Other integral appliances include a fridge, freezer & a dish washer. A upvc double glazed window overlooks the rear garden.

The dining area has double glazed patio doors out to the rear garden.

The lounge has laminated flooring which flows through from the hallway with a upvc double glazed square box window with a radiator beneath to the front aspect.

The upstairs landing has access to the loft via a hatch and a spacious cupboard with slatted shelving.

The master bedroom has a double glazed window overlooking the front aspect with a radiator beneath. The room benefits from a fitted double mirror fronted sliding door wardrobe with hanging rails. Off the bedroom is the en suite which has a shower cubicle with a wall mounted shower, a wc & a wash hand basin. The floor & walls are tiled, plus there is a heated towel rail, fitted mirror, & an opaque upvc double glazed window to side aspect.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The third bedroom is a generous single sized room with a upvc double glazed window to the rear aspect with a radiator beneath.

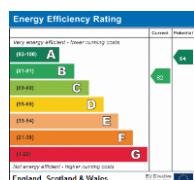
The family bathroom has a bath with a shower attachment, a wc & a wash hand basin. The walls & floors are tiled plus there is a heated towel rail, shaver point, mirror & an opaque upvc double glazed window to the front aspect.

## Garage & Parking:

The property has a pitched roof garage with an up and over door, power & light. A driveway in front of the garage provides off road parking.

## Garden:

The rear garden is enclosed by fencing & has a patio area abutting the property. The remainder of the garden is predominately laid to lawn. A gate giving access to the driveway.



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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.