



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

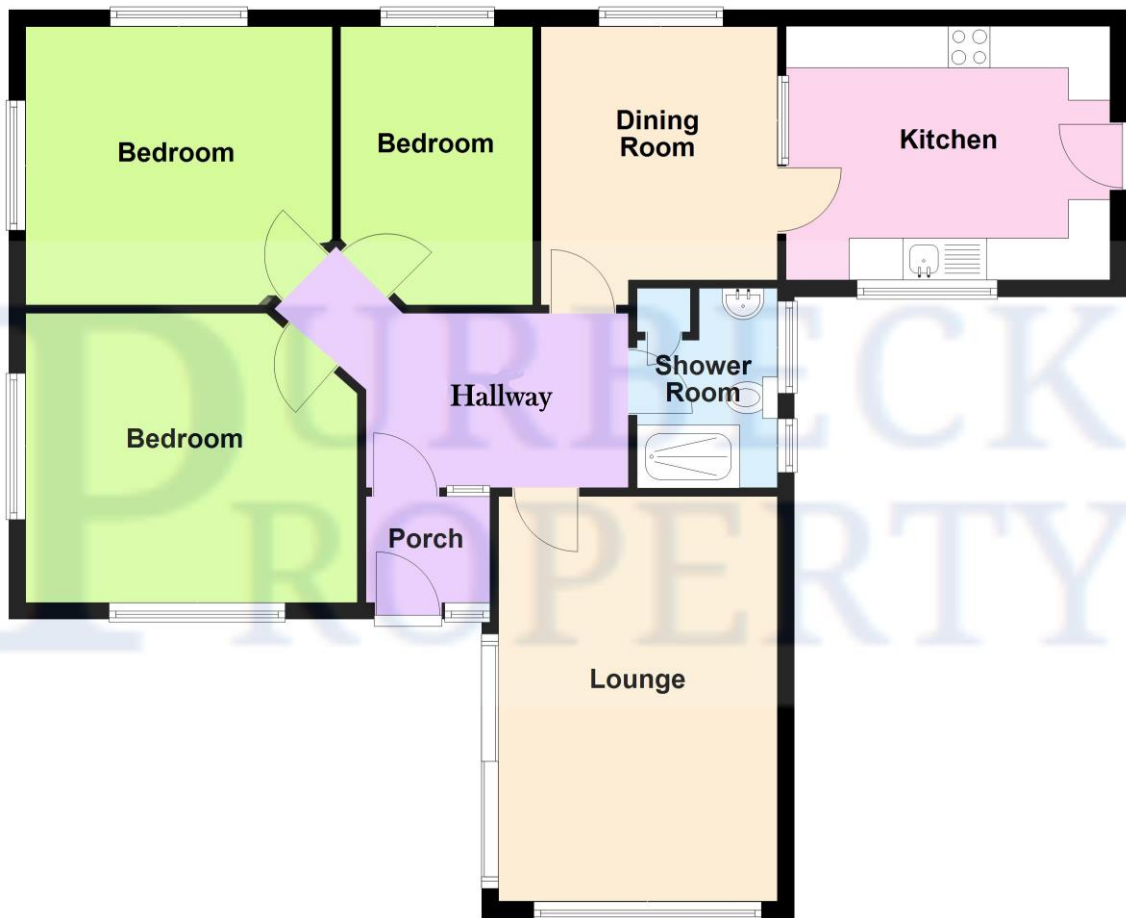
**SPACIOUS 3 BEDROOM, 2 RECEPTION BUNGALOW WITH A WRAP AROUND
GARDEN & BENEFITING FROM TWO LARGE DRIVEWAYS.
NO FORWARD CHAIN**



Walls View Road, Carey, Wareham, BH20 4BJ

PRICE £460,000

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 property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. Wareham itself is a Saxon walled town with 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.

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The Property:

This spacious bungalow is accessed via an opaque upvc double glazed front door leading through into the entrance vestibule where there is a further glass panelled door, which leads into the spacious entrance hallway. There are doors to all rooms, a radiator & access to the loft via a hatch.

The spacious lounge is set to the front of the property & benefits from a dual aspect with upvc double glazed windows to the front & a sliding patio door out to the patio area & garden. The feature of the room is a fireplace with inset electric fire & there is also two radiators.

The property benefits from a separate dining room with a upvc double glazed window to the rear aspect with a radiator beneath & a further opaque glass panel door with a matching window to the side leading into the kitchen.

The kitchen has a matching range of cupboards at base and eye level with display shelving. Set into the worksurface is a sink with side drainer & splash back tiling surrounding, a four ring ceramic hob with a pull out light & extractor above. There is a fitted double oven, space for a washing machine, tumble dryer & upright fridge/freezer. A upvc double glazed window overlooks the front aspect with a matching door out to the side aspect. There is also a cupboard housing the boiler & a radiator.

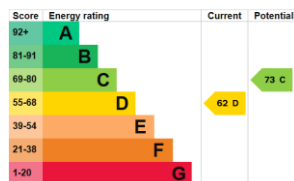
Bedroom 1 has a upvc double glazed window out to the rear aspect with a radiator beneath & wood laminate flooring,

Bedroom 2 is a double sized room with a upvc double glazed window to the front & side aspect, a radiator & wood laminate flooring.

Energy rating and score

This property's energy rating is D. 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.

Bedroom 3 has a upvc double glazed window to the rear aspect with a radiator beneath & wood laminate flooring.

The modern shower has two opaque upvc double glazed windows to the side aspect. The room comprises of a double shower cubicle with a wall mounted shower, a WC, a wash hand basin & floor to ceiling tiling. There is also a airing cupboard with slatted shelving, a radiator & a mirror fronted cabinet.

Garden:

The property is conveyed with a wrap around garden enclosed by hedging with a large lawn & a patio area abutting the property. There is also a summer house. At the rear of the property there is a private patio area with hedges surrounding, a lawned area & two double door sheds with a gravel area & a gate giving access to the secondary driveway.

Garage/ Parking:

The garage has an electric up & over door with a door giving access to the rear. There is power, light & a slabbed driveway in the front for parking. The property benefits from a secondary driveway ideal for a motorhome/ caravan/ boat if required, with power points & lights.

Measurements:

Lounge	15'11"	(4.85m)	x	10'10"	(3.32m)
Dining Room	9'11"	(3.04m)	x	9'5"	(2.88m)
Kitchen	12'4"	(3.89m)	x	9'6"	(2.90m)
Bedroom 1	11'11"	(3.64m)	x	10'11"	(3.34m)
Bedroom 2	11'11"	(3.64m)	x	7'5"	(2.26m)
Bathroom	7'10"	(2.40m)	x	5'7"	(1.71m)



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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.