



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

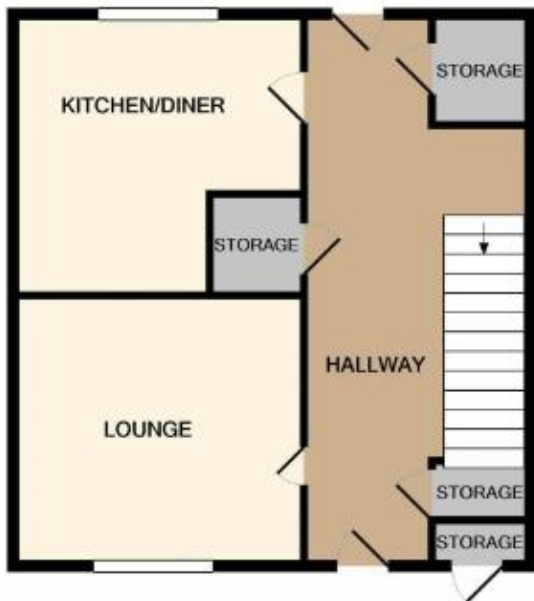
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**A WELL PRESENTED TWO DOUBLE BEDROOM HOME SET IN THE
POPULAR VILLAGE OF BERE REGIS.
OFFERED WITH NO FORWARD CHAIN**



Manor Farm Road, Bere Regis, Wareham BH20 7HB

PRICE £265,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles north west of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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The Property:

Set within walking distance of shop & amenities this well presented home is accessed via an opaque upvc double glazed door leading through into entrance hallway where there are stairs to the first floor accommodation, a number of spacious storage cupboards, a glass panelled door leading out to the rear garden & a radiator. The first storage cupboard has the fuse box, the second one has electrical points ideal for utilities and the third one houses the boiler.

The spacious kitchen/diner is set at the rear of the property with a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob is set into the work surface with an oven below and chimney style extractor and light above. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. Integral appliances include a fridge, a freezer and a washing machine. There is space for a dining table and chairs. A upvc double glazed window overlooks the rear garden and there is also a radiator.

The lounge is set at the front of the property with a upvc double glazed window. It has a radiator and a feature electric fireplace.

Stairs lead up to the first floor accommodation which has a upvc double glazed window to the front aspect. There is an over the stairs storage cupboard and cupboard housing the tumble drier with slatted shelving above.

Bedroom one is a double sized room set at the front of the property with a upvc double glazed window and radiator beneath.

Bedroom two is also a double sized room with a upvc double glazed window overlooking the rear garden and a radiator.

The property benefits from a separate cloakroom and bathroom. The cloakroom has an opaque upvc double glazed window overlooking the rear garden and a wc. The bathroom has a bath with a wall mounted shower over & a wash hand basin. The room has floor to ceiling tiling, an opaque upvc double glazed window overlooking the rear aspect, a heated towel rail and a mirror fronted cupboard.

Garden:

The front garden is laid out for easy maintenance with decorative shingle. A path leads to the front door, with hedging to the side.

The rear garden is enclosed by fencing with a gate giving access to the rear. There is a patio area abutting the property with a large decked area with the remainder laid to lawn.

Measurements:

Lounge	11'9" (3.59m) x 11'1" (3.39m)
Kitchen	11'10" (3.61m) max x 11'7" (3.53m)
Bedroom 1	11'11" (3.64m) x 11'2" (3.40m)
Bedroom 2	11'6" (3.52m) x 9'5" (2.88m)
Bathroom	5'11" (1.83m) x 5'4" (1.65m)
Cloakroom	5'4" (1.65m) x 2'7" (.79m)

Agents Note:

Please note that this property has a Section 157 restrictive covenant, please call the Wareham Office for further details.

