



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN & VERY WELL PRESENTED 2 DOUBLE BEDROOM HOME
SET IN THE HEART OF THIS DESIRABLE DORSET VILLAGE.
NO FORWARD CHAIN**



Main road, Tolpuddle, Dorchester DT2 7ES

PRICE £315,000



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.
Made with Metropix ©2014

Location:

This delightful home is situated in the heart of the Dorset village of Tolpuddle sat on the banks of the River Piddle. The village is 8 miles east of the county town of Dorchester & 11 miles north west of the market town of Wareham, both with main line train stations. The village has a public house, is globally renowned for the Tolpuddle Martyrs & is home to the tourist attraction Athelhampton House.

Main road, Tolpuddle, Dorchester DT2 7ES

PRICE £315,000

The Property:

This modern home is accessed via a front door into an entrance hallway with a feature exposed brick wall. There is a radiator & stairs to the first floor accommodation.

The double aspect living room has a double glazed window to the front aspect with a radiator beneath & matching patio door out to the rear garden. There is a useful under the stair's cupboard.

The spacious kitchen is set off the living room, it has space for dining table & chairs & has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an electric oven below & extractor above. The kitchen benefits from a range of integral appliances including a fridge, freezer, washing machine & dishwasher. A sink with side drainer is set into the work surface with splash back tiling surrounding. A double glazed window looks out to the rear garden.

Lastly downstairs is the cloakroom which has a wc & a wash hand basin. It also benefits from a heated towel rail.

Upstairs the landing has a large double glazed window offering plenty of light.

The master bedroom has a double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a range of fitted wardrobes with shelving.

The second bedroom is a double sized room with a double glazed window to the rear aspect. The room has a radiator & a range of fitted wardrobes with hanging rails.

The modern bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with a shower attachment, shower screen & splash back tiling. The room benefits from a heated towel rail & an extractor fan.

Parking:

The property is conveyed with tandem parking spaces for 2 vehicles, set behind the house.

Garden:

The delightful rear garden has a patio area abutting the property with an outside light & tap. It is enclosed by fencing with a gate giving access to the parking. There are mature shrubs & a seating area.

Measurements:

Living Room	17'4" (5.28m) x 10'7" (3.24m)
Kitchen	10'9" (3.28m) x 9'11" (3.02m)
Cloakroom	6'11" (2.11m) x 2'11" (0.89m)
Bedroom 1	14'3" (4.35m) x 10'2" (3.11m)
Bedroom 2	9'10" (3.01m) x 9'6" (2.91m)
Bathroom	5'11" (1.80m) x 5'9" (1.75m)

Agents Note:

Please note that the property has recently been re-decorated & has had new carpet laid.

