



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & VERY WELL PRESENTED GARDEN FLAT SET IN THIS STUNNING
CONVERTED MILL HOUSE BY THE RIVER PIDDLER.
ACCESS TO APPROXIMATELY 0.8 ACRES OF COMMUNAL GROUNDS.
NO FORWARD CHAIN**



West Mill, Wareham Common, Wareham, BH20 6AA

PRICE £395,000



Location:

The property is located by the River Piddle with a short walk to the Saxon Walled Town of Wareham, which 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 and the museum. There is also a market every Saturday.

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The Property:

This delightful ground floor flat is accessed via a Secure community door leading through into an entrance hallway with a further double locked front door leading through into the hallway of the flat.

The spacious hallway has feature beams, an opaque window through into the kitchen/diner giving plenty of light, a vertical radiator & a storage cupboard.

The living room was formally two rooms & enjoys a triple aspect double glazed French doors out to the rear garden, matching windows to the front and side aspects, three vertical radiators and feature wood beams.

The kitchen/diner has a matching range of cupboards including a display cupboard at base and eye level with drawers. There is a butler sink set into the work surface with splashback tiling surrounding. Between the work surfaces is a five ring 'Cookmaster' range cooker with a double oven, grill, plate warming drawer with stainless steel splashback & a chimney style extractor above. Integral appliances include a dishwasher & a washing machine. There is space for an upright fridge/freezer & for a dining table and chairs. The room also has spotlights, feature wood beams & French doors leading out on to the rear garden.

The master bedroom has double glazed French doors out to the rear garden, with wood laminate flooring throughout. There are feature wood beams, a vertical radiator & access into the en suite, which comprises of

a wc, a wash hand basin set into vanity unit with storage below & a corner double door shower cubicle with a both a rainfall and hand held showers. There is tiled flooring & floor to ceiling tiling plus a heated towel rail, extractor fan & a mirror with a light.

The second bedroom is a double sized room with a double glazed window to the front aspect with feature wood beams & a vertical radiator.

The family bathroom has a matching suite comprising of a wc, a wash hand basin set into vanity unit with storage below & a bath with rainfall and hand held showers with a glass shower screen. The fully tiled room has a heated towel rail, extractor fan, a mirror and tiled flooring.

Garage & Parking:

The property is conveyed with a pitched roof garage with power & light, & an up & over door. There is also a gravelled area providing parking for 2 cars.

Private & Communal Gardens:

The property has access to approximately 0.8 acres of communal grounds running alongside the River Piddle. There is a shed & a washing line area with the gardens extending out to provide peace & tranquillity. The ground floor flat has its own private garden which is laid to lawn with access from the kitchen, bedroom and lounge. There is a vegetable patch area and views of the river & countryside. There is also an outside tap and a path leading to the communal grounds.

Measurements:

Lounge	23'11" (7.31m) x 13' (3.96m)
Kitchen	13'5" (4.11m) x 17'10" (3.91m)
Bedroom 1	13'7" (4.14m) x 11'6" (3.52m)
En suite	7'1" (2.16m) x 4'7" (1.40m)
Bedroom 2	11'10" (3.60m) x 9'9" (2.98m)
Bathroom	6'6" (1.28m) x 6'1" (1.87m)

