



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

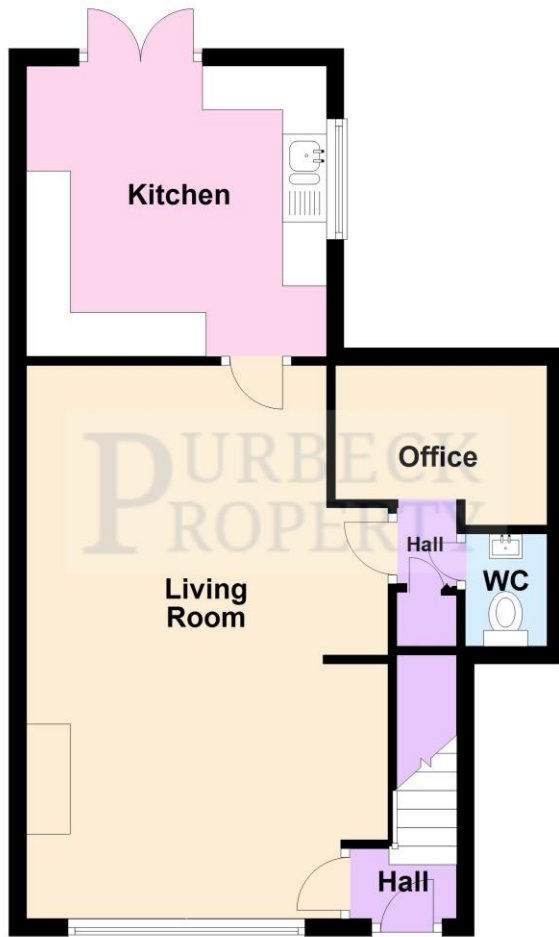
**A SPACIOUS & VERSATILE 3-4 BEDROOM FAMILY HOME SET IN  
THIS CONVENIENT LOCATION JUST OUTSIDE OF  
WAREHAM FOR LOCAL SHOPS.  
VENDOR SUITED**



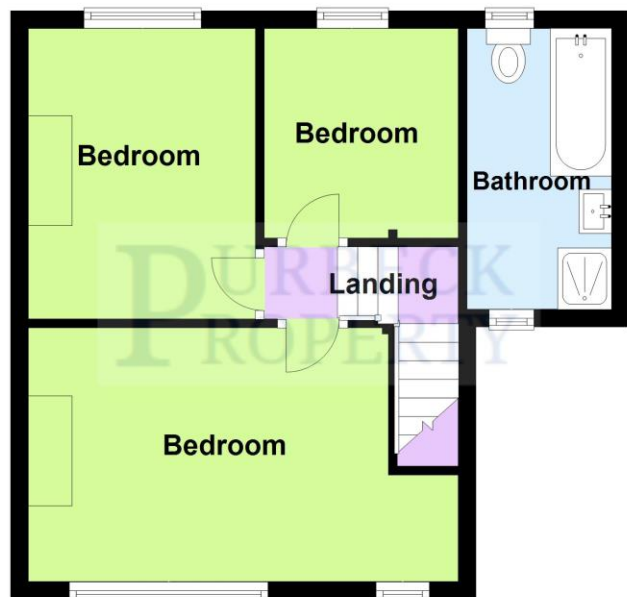
# Tamlin Street, Sandford, Wareham BH20 7AZ

**PRICE £385,000**

**Ground Floor**



**First Floor**



**Location:**

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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, Lady St Mary's Church, library and the museum.

**Measurements:**

Lounge	21'8" (6.62m) x 13'11" (4.26m)
Kitchen	11'5" (3.49m) x 11'1" (3.39m)
Home Office	8'6" (2.61m) x 5'11" (1.81m)
Cloakroom	4'9" (1.46m) x 2'7" (0.79m)
Bedroom 1	17' (5.19m) x 9'11" (3.03m)
Bedroom 2	11'4" (3.47m) x 9' (2.74m)
Bedroom 3	8' (2.46m) x 7'8" (2.34m)
Bathroom	11'6" (3.50m) x 5' 6" (1.68m)
Workshop 1	14'2" (4.32m) x 7'5" (2.28m)
Workshop 2	7'9" (2.38m) x 7'6" (2.29m)



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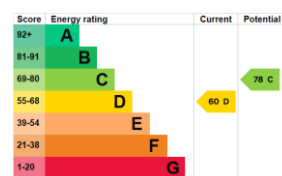
### The Property:

This spacious family home is accessed via a upvc double glazed front door through into an entrance vestibule where there are stairs to the first floor accommodation & a vertical radiator.

The spacious living room has a upvc double glazed window to the front aspect with a radiator beneath & an additional radiator in the dining area. A feature of the room is a fireplace with slab base, brick surround & shelf above with alcoves to either side.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers, a pull-out larder rack & display shelving. There is space for a gas range with an extractor fan above, space for an American style fridge/freezer, space & plumbing for a washing machine. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is a upvc double glazed window to the side aspect & matching patio doors out to the rear garden. There is a pantry cupboard housing the boiler & wood laminate flooring flowing throughout.

An inner hallway leads into a spacious understairs storage cupboard & a downstairs bedroom/home office with two upvc double glazed windows to the rear aspect & a radiator. A fully tiled downstairs cloakroom comprises of a wc, a wash hand basin set into a vanity unit with storage below, with wood laminate flooring & an opaque upvc double glazed window to the side aspect.



The graph shows this property's current and potential energy ratings.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch.

The spacious master bedroom has two upvc double glazed windows to the front aspect with a radiator beneath, the room benefits from useful alcoves ideal for storage/wardrobes.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from alcoves either side of the chimney breast ideal for wardrobes or storage space.

The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom enjoys a double aspect with opaque upvc double glazed windows to front & rear. The room benefits from a four piece white suite including a shower cubicle with rainfall & hand held showers, a bath with a hand held shower, a wash hand basin set into a vanity with storage below & a wc. The room has floor to ceiling tiling, a heated towel rail, a vertical radiator & wood laminate flooring.

### Parking:

There is off road parking at the front of the property.

### Garden:

The good-sized rear garden has a patio area abutting the property. There is a storage area & gate giving access to the front of the property. There is a lawned area & at the rear of the garden a rockery with tiered ponds. There is also an outside tap, exterior electrical power points & outside light.

### Workshops:

The property has a workshop split into two areas with the first having a upvc double glazed window, power & light. The larger workshop has upvc double patio doors out to the rear garden & matching windows to the side, power & light.



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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.