



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 2 BEDROOM, 2 BATHROOM DETACHED BUNGALOW  
SET ON A CORNER PLOT CLOSE TO SHOPS & WAREHAM FOREST.  
SOME UPDATING REQUIRED.  
NO FORWARD CHAIN.**





# Carey Road, Carey, Wareham, Dorset BH20 4AY

**PRICE £420,000**



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Plan produced using PlanUp.

## Location:

This delightful bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5-minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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### The Property:

This spacious bungalow is accessed via an opaque upvc front door leading through into an entrance hallway where there is a radiator, a cupboard with slatted shelving & access to the loft via a hatch.

The spacious living room enjoys a double aspect with a upvc double glazed window to the side & upvc double glazed patio doors out to the conservatory. The feature of the room is a fireplace with a brick base & a gas fire.

The conservatory is upvc double glazed constructed with three sets of patio doors out to the rear garden with a polycarbonate roof & a radiator.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four-ring ceramic hob is set into the work surface with an oven to the side. There is a sink with side drainer also set into the work surface with splash back tiling surrounding. There is space & plumbing for a number of appliances including a dishwasher, a washing machine & an upright fridge/freezer. A upvc double glazed window looks out to the front aspect, there is a wall mounted boiler & a radiator.

The master bedroom enjoys a double aspect with double glazed windows to the rear & to side with a radiator beneath. The room benefits from an en suite wet room comprising of a wc, a wash hand basin set into a vanity with storage below & a wall mounted electric shower with splashback tiling surrounding with grab handles & a fitted seat. There is also a

heated towel rail, a shaver point & light plus two mirror fronted cabinets.

The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath.

The shower/wet room has a wash hand basin set into a vanity with splash back tiling, a wc & a wall mounted electric shower with grab handles & a fitted seat. There is a upvc double glazed window to the side aspect, a mirror fronted cabinet, a radiator & a shaver point with a light.

### Garage & Parking:

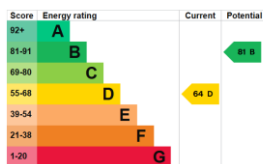
The property has extensive off-road parking with a gravel driveway providing off road parking for a number of vehicles leading up to an integral garage which has a pitched roof, power & light & a upvc double glazed window to the rear aspect.

### Garden:

The garden wraps around the bungalow with gates leading to the front aspect. It is enclosed by fencing with an extensive patio area, mainly laid to lawn with mature shrubs surrounding. A patio slabbed path leads to the side of the property.

### Measurements:

Lounge	18'4" (5.60m) x 15'3" (4.65m)
Kitchen	13'2" (4.03m) x 8'1" (2.46m)
Conservatory	14'7" (4.45m) x 9'9" (2.99m)
Bedroom 1	17' (5.20m) x 7'10" (2.40m)
En Suite	6'9" (2.07m) x 6'1" (1.85m)
Bedroom 2	12'9" (3.88m) x 8'1" (2.48m)
Bathroom	6'2" (1.89m) x 5'4" (1.63m)
Garage	17'5" (5.32m) x 8'4" (2.54m)



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



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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.