



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A QUAIN & CHARACTER 1 BEDROOM HOUSE  
SET IN THE HEART OF THE PICTURESQUE VILLAGE OF BERE REGIS  
& OFFERED WITH NO FORWARD CHAIN**



# West Street, Bere Regis, Wareham BH20 7HL

## PRICE £159,950

### The Property:

This unique home is accessed via an opaque double-glazed front door with a window to the side leading through into the living room which has chimney breast, stairs up to the bedroom & a radiator.

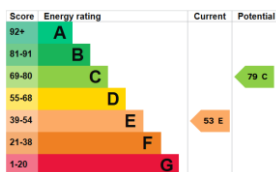
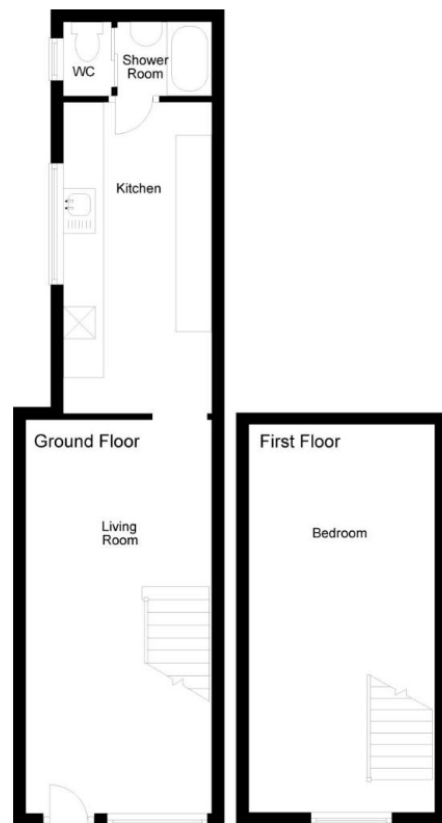
The kitchen is set at the rear of the property with a matching range of cupboards at base & eye level. There is a sink with side drainer set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine, space for additional appliances. Tiled flooring flows throughout the room. There is an opaque double-glazed windows to the side aspect with a matching door.

The bathroom is at the rear. It has a shower cubicle with a wall mounted shower, floor to ceiling tiling, with tiled flooring. There is a wash hand basin with a sliding door giving access to the cloakroom where there is a wc, a window to side aspect, a radiator & an extractor fan.

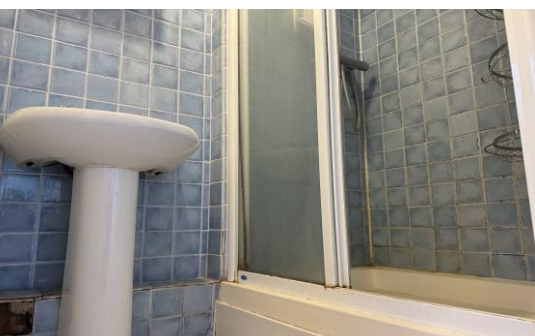
Stairs lead up to a mezzanine level where there is a bedroom with a upvc double glazed window to the front aspect with a radiator & a feature fireplace. There is also access to the loft via a hatch.

### Measurements:

Lounge	20'5" (6.23m) x 9'9" (2.97m)
Kitchen	16'2" (4.94m) x 7'6" (2.30m)
Bedroom 1	21'5" (6.54m) max 9'11" (3.03m)
Bathroom	8'5" (2.56m) x 3'7" (1.09m)



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.