



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 1 BEDROOM BUNGALOW REQUIRING SOME UPDATING SET IN
THIS CENTRAL LOCATION IN THE DORSET VILLAGE
OF WINFRITH NEWBURGH.
NO FORWARD CHAIN**



Langcotes, Winfrith Newburgh, Dorset DT2 8LP

PRICE £125,000

The Property:

This freehold bungalow is accessed via a double-glazed front door into a hallway where there are two useful cupboards, a radiator, access to the loft via a hatch & a double glazed door through out to the rear garden.

The spacious living room has a double glazed window overlooking the rear garden with a radiator beneath. There is a useful alcove & a storage cupboard.

The kitchen has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a number of appliances. A double-glazed window looks out to the front aspect.

The bedroom is an 'L' shaped room enjoying a double aspect with double glazed windows to the front & to the rear. There is also a radiator.

The shower room comprises of a wc, a wash hand basin with splash back tiling & a wet area with a wall mounted shower with grab handles & seat. There is an opaque double-glazed window to the rear aspect, a radiator, a mirror fronted cabinet & an extractor fan.

Parking:

There is a residents communal car parking area.

Garden:

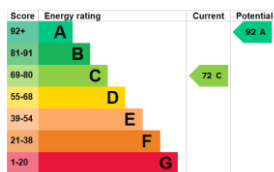
At the front of the property is a useful storage cupboard housing the boiler. The rear garden is enclosed by fencing with a patio area abutting the property. The garden is laid to lawn with a number of mature shrubs surrounding. There is a useful storage cupboard attached to the property.

Measurements:

Living Room	14'2" (4.33m) x 11'9" (3.60m)
Kitchen	10'1" (3.08m) x 8'5" (2.58m)
Bedroom	12'7" (3.85m) x 12'10" (3.91m)
'L' Shaped Room	
Shower Room	6'6" (1.98m) 5'7" (1.72m)

Communal Areas:

Please note that this bungalow pays a management charge for the communal areas. For further information please call our Wareham Office on 01929 556660



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

GROUND FLOOR



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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.