



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

**5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660**

**A 1 BEDROOM RETIREMENT BUNGALOW SET DOWN A  
PRIVATE LANE IN THE SOUGHT-AFTER VILLAGE OF BERE REGIS.  
COMPLETE MODERNISATION REQUIRED.  
NO FORWARD CHAIN.**





# Southbrook, Bere Regis, Wareham BH20 7LG

## PRICE £125,000

### The Property:

For the over 55's this semidetached bungalow is accessed via an opaque upvc double glazed door leading through into an entrance hallway where there is a wall mounted electric heater & an airing cupboard housing the hot water tank.

The spacious living room has a upvc double glazed window overlooking the rear garden & a composite door giving access to the garden. There is an electric heater & a storage cupboard with a hanging rail & shelving.

The kitchen has a upvc double glazed window to the front aspect. There are a matching range of cupboards at base & eye level with space & plumbing for a washing machine, space for a cooker & space for an upright fridge/freezer. A sink with side drainer is set into the work surface with splashback tiling surrounding.

The double sized bedroom has a upvc double glazed window overlooking the rear garden. There is a wall mounted electric heater & a wardrobe with hanging rails & shelving.

The wet room comprises of a wc, a wash hand basin & wall mounted electric shower with grab handles & a seat, with splash back tiling surrounding. There is an extractor fan & an opaque upvc double glazed window to the front aspect.

The property benefits from a large internal storage room with cupboards at the rear.

### Parking:

There is a communal parking area.

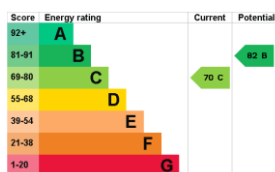
### Garden:

The front garden has a hard standing area abutting the property with a path leading up to the front door. The garden is enclosed by fencing with a gate.

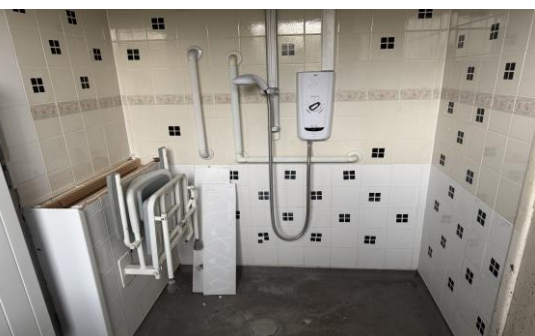
The rear garden is enclosed by fencing & has a ramp leading up to the back door & a gate giving access to the side. The garden is laid to lawn.

### Measurements:

Lounge	15' (4.57m) x 12'9" (3.90m)
Kitchen	10'6" (3.21m) x 5'9" (1.76m)
Storeroom	10'3" (3.14m) x 4'3" (1.37m)
Bedroom 1	12'11" (3.94m) x 10'3" (3.14m)
Bathroom	7' (2.14m) x 5'3" (1.61m)



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



5 South Street,  
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sales@purbeckproperty.co.uk

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www.purbeckproperty.co.uk

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.