



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

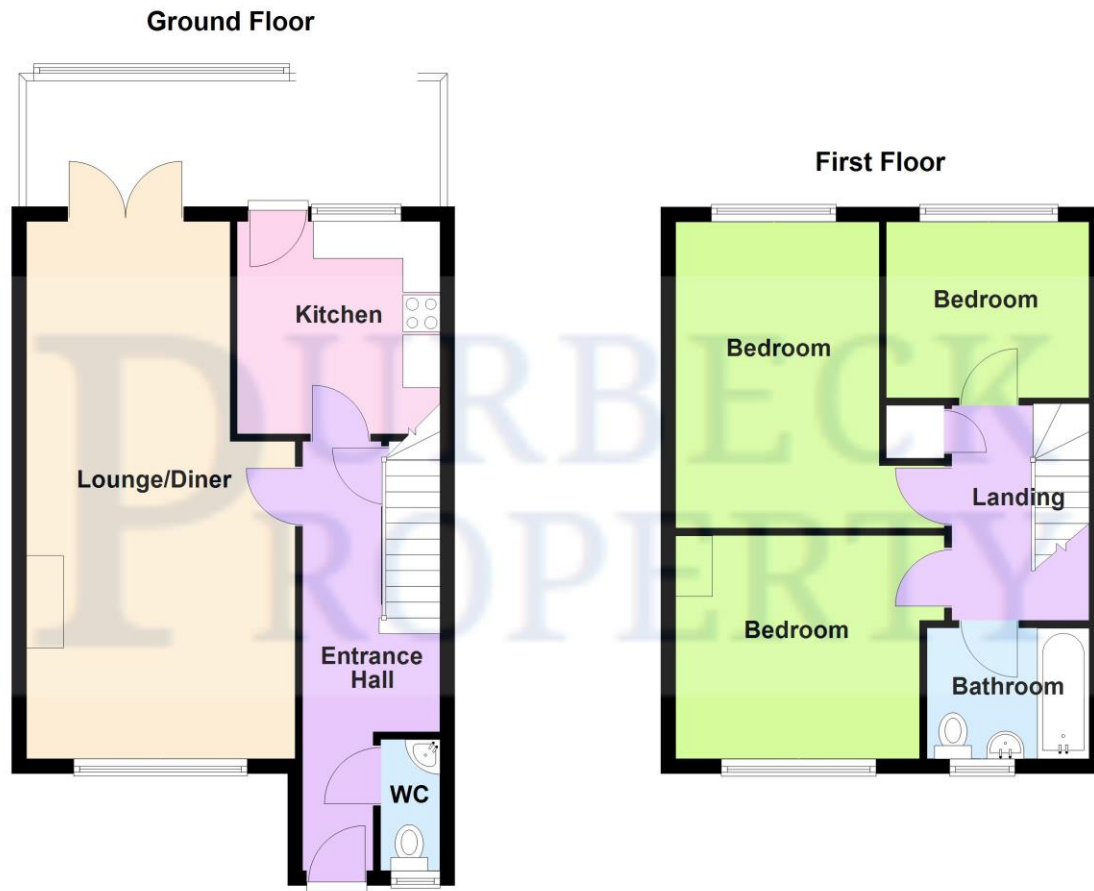
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME SET IN THIS POPULAR
RESIDENTIAL LOCATION REQUIRING COMPLETE MODERNISATION
YET OFFERING SCOPE TO PERSONALISE.
NO FORWARD CHAIN**



Tarrant Drive, Northmoor, Wareham BH20 4EP

PRICE £295,000



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Plan produced using PlanUp.

Location:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.

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The Property:

This family home set in the heart of Northmoor is accessed via a upvc double glazed front door leading through into an entrance hallway where there is a radiator, stairs to the first-floor accommodation with an understairs storage cupboard beneath.

The kitchen has a matching range of cupboards at base & eye level with drawers. There is space for an upright fridge/freezer & space for a gas cooker. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is a floor mounted boiler, a upvc double glazed window to the rear aspect with a matching opaque door to the side.

The double aspect living room has a lounge area having a upvc double glazed window to the front aspect, a radiator & a fireplace with tile surround & a gas fire. The dining area has upvc double glazed doors out to a lean-to storage area.

The downstairs cloakroom has a wc, corner wash hand basin with splashback tiling and an opaque upvc double glazed window to the front aspect.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & an airing cupboard which houses the hot water tank with slatted shelving above.

Bedroom 1 has a upvc double glazed window overlooking the rear garden & a radiator.

Bedroom 2 is a double sized room with a upvc double glazed window to the front aspect & a radiator.

Bedroom 3 has a upvc double glazed window to the rear aspect & a radiator.

The bathroom has a suite comprising of a wc, a wash hand basin & a bath. There is partial tiling & an opaque upvc double glazed window to the front aspect.

Garage & Parking:

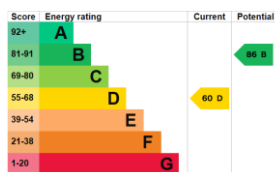
The property is conveyed with a garage with an up & over door. There is parking in front & a lawned area to the side.

Garden:

The enclosed rear garden is laid to lawn with panel fencing to one side & a gate at the rear giving access to the garage & parking area. There is a covered lean-to area abutting the area property ideal for storage which has a upvc double glazed roof stretching across the rear of the property.

Measurements:

Lounge/Diner	23'10" (7.27m) x 11'10" (3.62m)
Kitchen	9'11" (3.02m) x 8'8" (2.65m)
Cloakroom	5'4" (1.63m) x 2'7" (0.78m)
Bedroom 1	13'6" (4.11m) x 9'4" (2.85m)
Bedroom 2	11'9" (3.60m) x 9'11" (3.04m)
Bedroom 3	8'8" (2.64m) x 7'9" (2.36m)
Bathroom	6'11" (2.13m) x 5'7" (1.70m)



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.