



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 3 BEDROOM BUNGALOW SET IN THIS  
TUCKED AWAY LOCATION WITHIN A SHORT WALK TO THE PARK,  
TRAIN STATION & WAREHAM FOREST.  
NO FORWARD CHAIN.**





# Tantinoby Lane, Northmoor, Wareham BH20 7PQ

**PRICE £450,000**



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Location:

The property is set just outside of Wareham town centre with the train station being 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 spacious bungalow is accessed through a partially glazed front door with matching windows to either side. There is a large radiator & access to the loft via a hatch which is boarded, has a radiator & a window.

Door leads into double aspect L - shaped lounge/diner with windows to front and to rear aspect with radiators beneath, there is a fireplace with hearth.

A glazed door leads into the kitchen which has a range of cupboards at base and eye level with work tops, integrated appliances include a dishwasher, double oven and a microwave, space for fridge/freezer. There is a radiator a water softener, window to the rear aspect and a door into the conservatory.

Bedroom 1 has upvc double glazed windows looking out to the rear garden with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with radiator beneath. The room benefits from a range of fitted wardrobes with up & over cupboards & shelving.

The third bedroom is currently set up as a home office, it has a radiator, doors out to the conservatory & a range of built in office furniture.

The conservatory is upvc constructed with sliding doors out to the rear garden plus patio doors and a full-length window. It has tiled flooring & a radiator.

The bungalow benefits from a bathroom & a separate cloakroom with the cloakroom having a wc & a wash hand basin. There is also an opaque upvc double glazed window to the front aspect. The bathroom has been converted to a modern shower room with a wash hand basin set into vanity unit, two heated towel rails & a double walk-in shower cubicle. The walls are fully tiled & there is an opaque upvc double glazed window to the front aspect.

### Garage & Parking:

A tarmac driveway provides off road parking for a number of vehicles leading up to a garage which has an up & over door, power & light.

### Garden:

The enclosed & private rear garden is laid to lawn with mature shrubs surrounding & raised beds at the rear of the garden. A patio area abutts the bungalow. The garden benefits from a greenhouse & a workshop.

The front garden is laid to lawn with a number of mature trees & hedges surrounding.

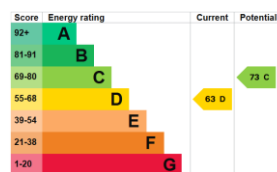
### Measurements:

Lounge	15'11" (4.86m) x 13' (3.96m)
Dining Room	8'11" (2.72m) x 7'11" (2.42m)
Kitchen	12'6" (3.81) max x 10'11" (3.33m)
Conservatory	18'82 (5.71m) x 10'3" (3.13)
Bedroom 1	12'11" (3.94m) X 12'5" (3.78m) max
Bedroom 2	10'4" (3.17m) x 9'7" (2.94m)
Bedroom 3	11'11" (3.64m) max x 8'11" (2.74m) max

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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



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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.