



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED MEWS STYLE HOME SET IN A
COURTYARD DEVELOPMENT IN THE HEART
OF THE VILLAGE OF BERE REGIS.
NO FORWARD CHAIN**



Kingsbere Court, Turberville Road, Bere Regis BH20 7HA

PRICE £220,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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 boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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The Property:

Set in this tucked away location in the heart of Bere Regis is this very well presented two-bedroom mews style home.

The property is accessed via a double-glazed front door into the hallway where there is laminate flooring, an integral door mat & under stairs storage space.

The modern kitchen has a matching range of cupboards at base & eye level with a pull-out spice rack & corner cupboards. A four-ring ceramic hob set into the work surface with an oven below & extractor hood above. Further integral appliances include a dishwasher, a fridge & a freezer. There is space & plumbing for a washing machine. A sink is set into the work surface with matching splashbacks surrounding. A upvc double glazed window looks out to the front aspect.

The living room has upvc double glazed doors out to the rear garden. There are two wall mounted digitally controlled electric radiators, wood laminate flooring & stairs up to the first-floor accommodation.

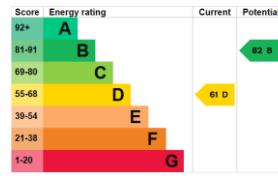
Stairs lead up to the landing where there is a upvc double glazed window to the front aspect.

The master bedroom is set at the rear where there is a upvc double glazed window looking out to the rear garden with a wall mounted digitally controlled electric radiator beneath. The room has access to the loft via a hatch & an airing cupboard with slatted shelving & a hanging rail.

Energy rating and score

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

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



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



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sales@purbeckproperty.co.uk

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The second bedroom has a upvc double glazed window to the front of the property with a wall mounted digitally controlled electric radiator beneath.

The modern shower room is fully tiled & has a suite comprising of a double shower cubicle with a rain fall & handheld shower, a wash hand basin set into a vanity unit & a wc. The room also has a upvc double glazed window to the front aspect, an electric heater & an extractor fan.

Parking:

The property is conveyed with an allocated car parking space within the courtyard.

Garden:

The property has an easy to maintain rear garden with a patio area abutting the property. There is a gravelled area & raised beds.

Estate Agents Note:

The property has a modern electric combination boiler & the shower room has recently been installed. The property is leasehold, please call our Wareham office for further information.

Measurements:

Living Room	14'3" (4.36m) x 14'1" (4.29m)
Kitchen	8' (2.46m) x 6'10" (2.09m)
Bedroom 1	11'6" (3.50m) x 11'1" (3.40m)
Bedroom 2	9'11" (3.03m) x 8'2" (2.48m)
Shower Room	7'4" (2.23m) x 4'10" (1.48m)

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.