



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

A VERY WELL PRESENTED 3 DOUBLE BEDROOM BUNGALOW WITH AN  
ENCLOSED GARDEN AND MODERN KITCHEN, LOCATED IN A CUL DE SAC IN  
THE HEART OF BERE REGIS

NO FORWARD CHAIN



# South Mead, Bere Regis, Wareham, BH20 7HY

## PRICE £475,000



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2016

### 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:

This bungalow is accessed via an opaque upvc double glazed front door which leads through to the entrance hallway where there is a double door airing cupboard comprising of a hot water tank and slatted shelving above. In the hallway there is access to the loft above via a hatch & a radiator.

From the hallway there is access via double glass panelled doors to a spacious living room which has a upvc double glazed square bay window to the front aspect with a radiator beneath.

This modern kitchen has karndean flooring flowing throughout with a matching range of cupboards at base & eye level with soft closing drawers. Integral appliances include a dishwasher, fridge, microwave & a pull out extractor hood with lights above and space below for an upright cooker. Set into the worksurface there is a one and a quarter bowl sink with a side drainer and matching splash back surroundings. Above there is a upvc double glazed window looking out to the conservatory with a door out to the side giving access.

The utility room has tiled flooring flowing throughout with a storage cupboard and a upvc double glazed window with a matching door out to side aspect. There is a work surface with space for under the counter appliances and extractor fan. From here you have access to the cloakroom which comprises of a wc, a wash hand basin with splash back tiling, a cupboard with worksurface & a opaque upvc double glazed window to rear aspect plus an extractor fan.

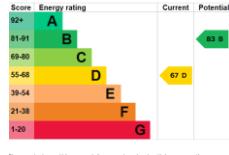
The conservatory has upvc double glazed windows with matching doors leading out to the rear garden with radiators beneath and a glass sunlight.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath and a range of wardrobes, dressing tables & drawers.

### **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.

The second bedroom is a double sized room with a upvc double glazed window out to the side aspect with a radiator beneath as well as a picturesque porthole double glazed window out towards the front aspect.

The third bedroom could also be used as a double bedroom if desired with a upvc double glazed window overlooking the rear garden with a radiator beneath.

This modern shower room has floor to ceiling tiling as well as floor tiling and comprises of a low level wc, a wash hand basin set into the vanity unit with storage below and an integrated mirror, a double shower cubicle with a glass shower screen and splash back tiling surrounding with a wall mounted electric shower, grab handles and seat. There is also an opaque upvc double glazed window looking into the front garden, extractor fan & a heated towel rail.

## Garage & Parking:

At the front of the house there is tarmac driveway providing off road parking for a number of vehicles. The driveway leads up to the side of the property to a pitched roof garage with a up and over door. Inside the garage there are power points and lights as well as a door at the rear to gain access to the garden.

## Garden:

In the rear garden there is a patio area abutting the conservatory and laid to lawn with a sunken fish pond and fencing surrounding giving a high degree of privacy alongside the mature shrubs.

## Measurements:

Lounge	14'4" (4.39m)	x	13' (3.97m)
Kitchen	12' (3.56m)	x	10'9" (3.28m)
Utility Room	10'9" (3.28m)	x	5'11" (1.56m)
Conservatory	14'9" (4.49m)	x	11'2" (3.42m)
Cloakroom	5'1" (1.56m)	x	4'3" (1.30m)
Bedroom 1	14'3" (4.34m)	x	10'3" (3.19m)
Bedroom 2	11'3" (3.43m)	x	9'9" (2.98m)
Bedroom 3	10'9" (3.29m)	x	10'2" (3.10m)
Bathroom	5'3" (1.90m)	x	6'2" (1.88m)



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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.