



**PURBECK  
PROPERTY**

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IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

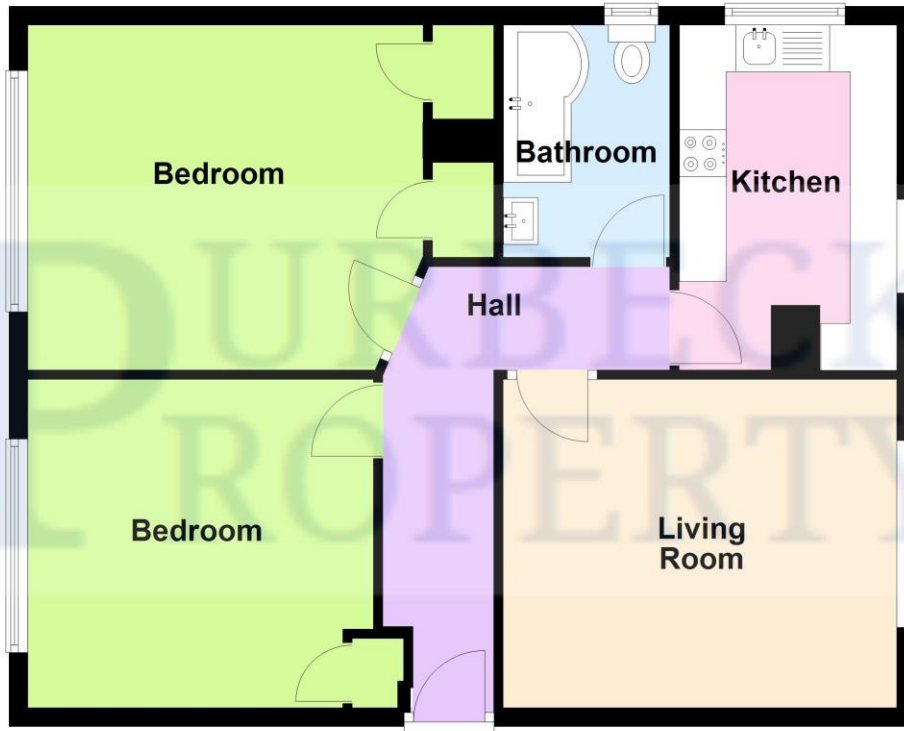
**A SPACIOUS & WELL PRESENTED 2 DOUBLE BEDROOM FIRST FLOOR FLAT  
WITH THE BENEFIT OF A LARGE GARDEN OVERLOOKING FIELDS  
& BEYOND TO THE FOREST.  
VENDOR SUITED WITH A COMPLETE CHAIN**



# St Martins Road, Sandford, Wareham BH20 7BA

**PRICE £220,000**

## Top Floor



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:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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, Lady St Mary's Church, library and the museum.



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### The Property:

This spacious & well-presented first floor flat is accessed via a secure communal door with stairs up to the first floor where the property has a private front door leading into the entrance hallway which has a radiator & a cupboard housing the electric meter.

The living room has a full width upvc double glazed window with superb views of the fields & the forest beyond. There is a radiator & hidden wiring for a television.

The modern kitchen has a matching range of cupboards at base & eye level with under the counter lighting. A four-ring induction hob is set into the work surface with an extractor above & oven below. A upvc double glazed window overlooks the rear garden with views of the fields & forest beyond.

The spacious master bedroom has a upvc double glazed window to the front aspect, a radiator & two useful integral wardrobes.

The second bedroom is a generous sized double room with a upvc double glazed window to the front aspect, a radiator & an integral wardrobe.

The modern bathroom comprises of a wc, a wash hand basin & a bath with a wall mounted rainfall & handheld showers & a glass shower screen. There is splashback tiling surrounding, a heated towel rail, a mirror fronted cabinet, wood laminate flooring & an opaque upvc double glazed window to the side aspect.

In the communal area just outside of the property there is access to a useful storage cupboard, currently housing the tumbler dryer.

### Outhouse:

The property is conveyed with a useful outhouse which has power & light.

### Garden:

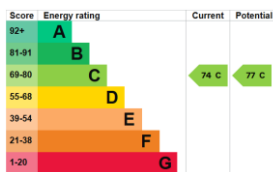
One of the features of the property is the large garden which is enclosed by fencing & backs on to fields.

### Measurements:

Lounge	14'3" (4.35m) x 11'6" (3.51m)
Kitchen	11'1" (3.38m) max x 7'10" (2.41m)
Bedroom 1	14' (4.28m) x 10'11" (3.34m)
Bedroom 2	12'2" (3.71m) x 11'6" (3.51m)
Bathroom	7'6" (2.31m) x 5'10" (1.78m)

### Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 99 -year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.



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.