

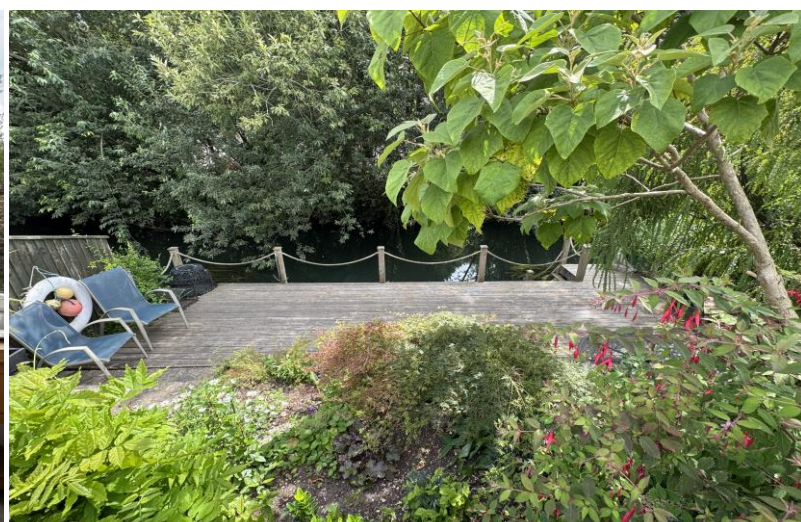


PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

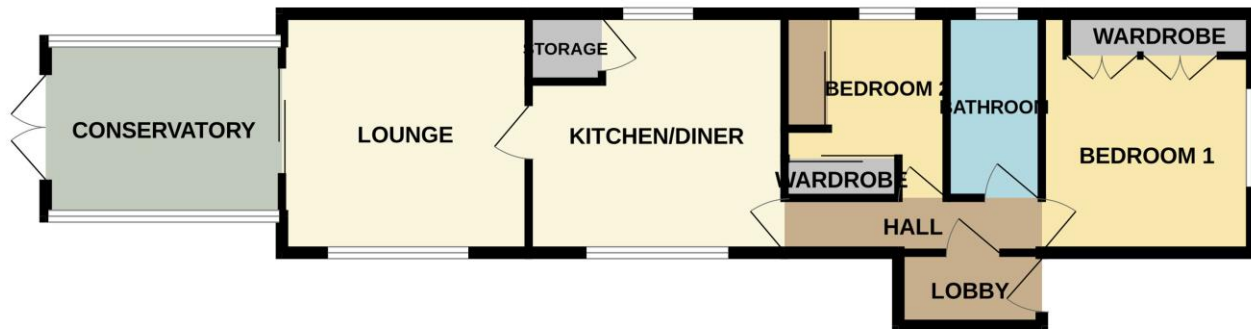
**A 2 BEDROOM PARK HOME SET ON THE POPULAR PURBECK VIEW PARK
JUST OUTSIDE OF WAREHAM TOWN CENTRE & WITH A GARDEN
BACKING ON TO THE RIVER PIDDLE.
NO FORWARD CHAIN**



Purbeck View Park, Northport, Wareham BH20 4AP

PRICE £215,000

GROUND FLOOR



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 operability or efficiency can be given.
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Location:

The property is set just outside of the Saxon Walled Town of Wareham with a bus stop just outside of the park. Within walking distance is the town & the train station. 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 and the museum. The bungalow is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.

Purbeck View Park, Northport, Wareham BH20 4AP

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The Property:

This well-presented Park Home is accessed via a upvc double glazed front door through into an entrance porch which has double glazed windows to either side & is ideal for shoes & coats. A further opaque door leads through into the entrance hallway.

The modern kitchen/diner enjoys a double aspect with windows to either side. The kitchen has a range of cupboards at base and eye level with soft closing drawers, a four ring gas hob set into work surface with fitted oven below and extractor and light above, space and plumbing for washing machine, space for upright fridge/freezer, one and a quarter bowl sink with side drainer set into work surface, splashback tiling surrounding, a radiator, an integral cupboard for housing the boiler and storage and space for dining table and chairs.

The living room has a upvc double glazed window to the side aspect overlooking the garden. There is a radiator & upvc double glazed sliding doors out to the conservatory which enjoys views of the river. It is upvc double glazed constructed with patio doors & a polycarbonate roof.

The master bedroom has a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from a range of fitted wardrobes with hanging rails & storage space.

The second bedroom is a single sized room with a upvc double glazed window to the side aspect. The room benefits

from sliding mirror fronted door wardrobes with matching wardrobes to the side with drawers.

The modern shower room comprises of a wc, a wash hand basin set into a vanity unit with cupboards below & drawers to the side & a double door shower cubicle with a wall mounted shower with aqua panelling surrounding. The room benefits from an opaque upvc double glazed window to the side aspect, an extractor fan, a radiator with a heated towel rail above & a mirror with lights above.

Parking:

The property is conveyed with a parking space at the front of the property plus visitors parking bays.

Garden:

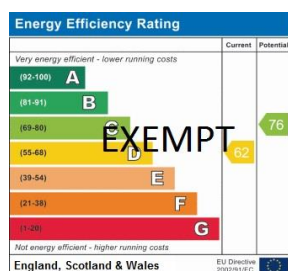
The exceptional garden backs on to the river with a large, decked area for views up & down the river. The spacious decked area is ideal to enjoy the tranquil surroundings. The garden is tiered with raised beds to one side. There is a patio area with the garden enclosed by fencing with gates to one side for the front aspect. There is a hard standing area ideal for a shed if desired & exterior electrical points. On the opposite side is a gravel area with a double door shed & a greenhouse.

Measurements:

Lounge	11'7" (3.55m) x 11'5" (3.49m)
Kitchen	11'7" (3.55m) x 11'5" (3.50m)
Conservatory	11'1" (3.39) x 8'7" (2.64m)
Bedroom 1	9'10" (3.01m) x 9' (2.76m)
Bedroom 2	9'6" (2.81m) x 7'1" (2.17m)
Bathroom	8'8" (2.65m) x 4'4" (1.33m)

Agents Note:

For further information regarding site fees please call our Wareham office.



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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.