



Symonds  
& Sampson

West Morden  
Wareham, Dorset.



# 40

West Morden  
Wareham  
BH20 7EA



- A lovely cottage set in a highly popular location
- Offered with no forward chain and vacant possession
- Very low maintenance front garden and off road parking
  - Ideal buy to let, second home or first purchase
- Wonderful semi rural walks locally and delightful wildlife
- Only a short distance to Poole, Wareham, Bere Regis and Wimborne
  - Grade II Listed

Guide Price £310,000

Freehold

Wimborne Sales  
01202 843190  
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## THE PROPERTY

A lovely two bedroom end of terrace Grade II Listed home situated in a highly sought after and desirable village location with no forward chain and parking. Offering a low maintenance garden with stunning local surroundings.

## ACCOMMODATION

The main front door gives access into the large kitchen breakfast room, in turn access is given to the main sitting room as well as having two bedrooms and a family bathroom. The property also benefits from front gardens and access to private off road parking.

## OUTSIDE

To the front which is the only garden, there is a central pathway which is accessed via a gate leading to the front door, the garden either side of the pathway is mainly laid to shrubs and flower beds. Due to the low maintenance exterior, this cottage would work well as a holiday home, second home, buy to let or for a first time buyer. Access to the parking area can be found to either side of the cottages where there is a dedicated off road parking space.

## SITUATION

Set in one of the area's most sought after and highly desirable village locations. The cottage has wonderful semi rural surroundings, glorious walks as well as access to the local pub (the Cock and Bottle) and the main village hall and playground.

## DIRECTIONS

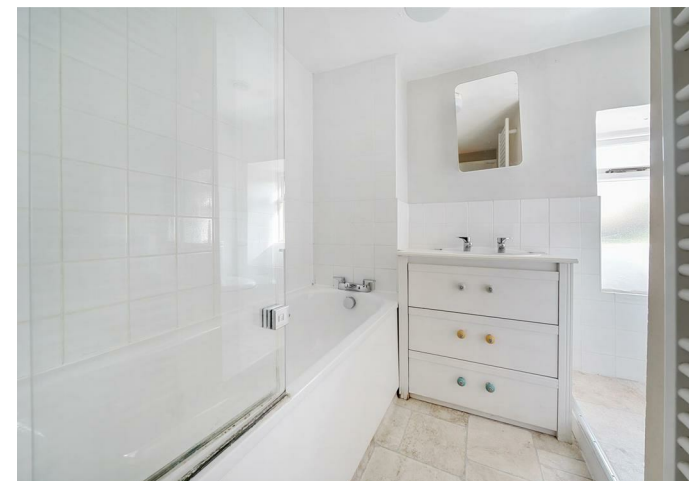
What three words [///necks.wolf.giraffes](#)

## SERVICES

Oil central heating  
Mains Water and sewage  
Loft insulation

## MATERIAL INFORMATION

EPC - Exempt (Listed as D as formally tenanted)  
CT Band - D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

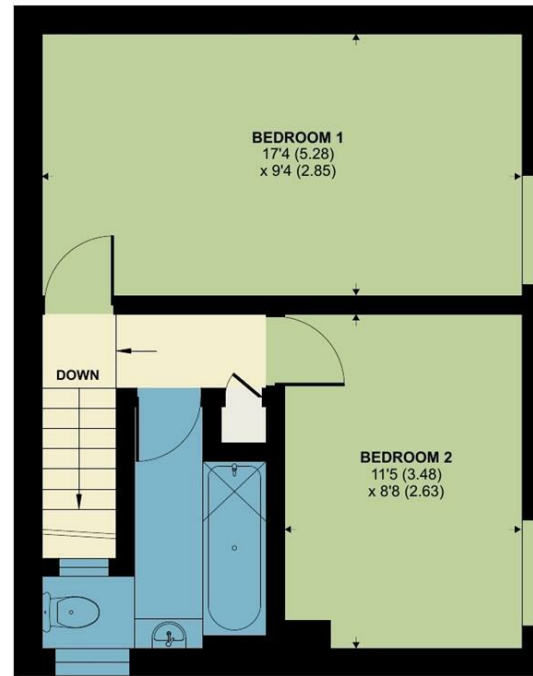
## West Morden, Wareham

Approximate Area = 739 sq ft / 68.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1252136



WIM/NW/MAR25 - Please note the brochure has yet to be signed off and is therefore a Draft only.



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