

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A 2 BEDROOM BUNGALOW REQUIRING SOME UPDATING
SET IN WAREHAM TOWN CENTRE ON THE POPULAR BESTWALL ROAD
THERE IS PRE APPROVED PLANNING PERMISSION FOR A MODERN HOME
INTERNAL VIEWING RECOMMENDED





Bestwall Road, Wareham, Dorset, BH20 4HY

PRICE £425,000



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 operability or efficiency can be given.
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Location:

The property is located in the centre of Wareham, which 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 and the museum. There is also a popular market every Saturday on Wareham quay.

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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.

The Property:

This bungalow property is accessed via a upvc double glazed entrance porch with a poly carbonate roof. A further opaque upvc double glazed door leads through into the main hallway where there is a radiator, strip wood painted flooring & an airing cupboard housing the boiler with slatted shelving below.

The double aspect living room has a upvc double glazed window to the front & the side aspects & a radiator. Wood laminate flooring flows throughout.

The kitchen/diner has a matching range of cupboards at base & eye level with drawers. There is space for an electric cooker, space & plumbing for a washing machine, tumble dryer, a dishwasher & an upright fridge/ freezer. A one & a quarter bowl sink with side drainer is set into the worksurface with splash back tiling surrounding. A upvc double glazed window overlooks the rear garden with a matching opaque door to the side. There is also space for a dining table & chairs.

Bedroom 1 is a double sized room with a upvc double glazed window overlooking the rear garden, a radiator & strip wood flooring.

Bedroom 2 is a double sized room & has a upvc double glazed window to the front aspect, electric heater & wood laminated flooring.

The family bathroom has an opaque upvc double glazed window out to the side aspect & comprises of a wc, a wash hand basin, a bath with a separate wall mounted electric shower & splash back tiling surrounding, there is also a radiator.

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Garage/ Parking

The garage is set underneath the property with an up and over door & comprises of power & lights. There is parking for one vehicle in front of the garage.

Garden:

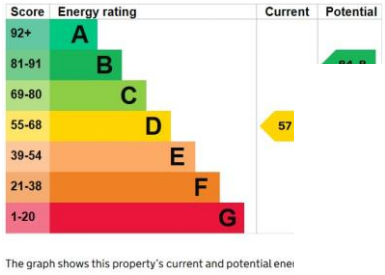
The enclosed rear garden is predominantly laid to lawn, with mature shrubs and trees, with an outside tap, hard standing area for a shed and access to side of the property.

Measurements:

Lounge	15'11"	(4.85m)	x	11'4"	(2.94m)
Kitchen/Diner	13'11"	(4.25m)	x	9'8"	(2.94m)
Bedroom 1	13'11"	(4.24m)	x	9'11"	(3.03m)
Bedroom 2	8'2"	(2.49m)	x	8'1"	(2.47m)
Bathroom	7'	(2.13m)	x	5'6"	(1.59m)

Agents note:

If you would like more information on the pre-approved planning permission please use the reference number P/HOU/2023/06781 or more information don't hesitate to call our Wareham office on 01929 556660 or email sales@purbeckproperty.co.uk









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