



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

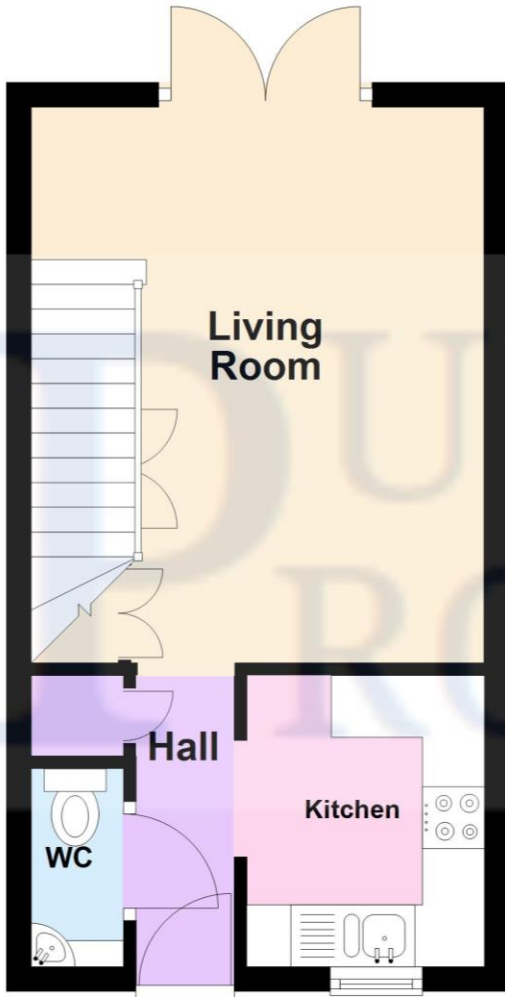
**A 2 DOUBLE BEDROOM TERRACED HOME SET IN A CUL DE SAC  
WITH AN ENCLOSED GARDEN, GARAGE & PARKING  
NO FORWARD CHAIN**



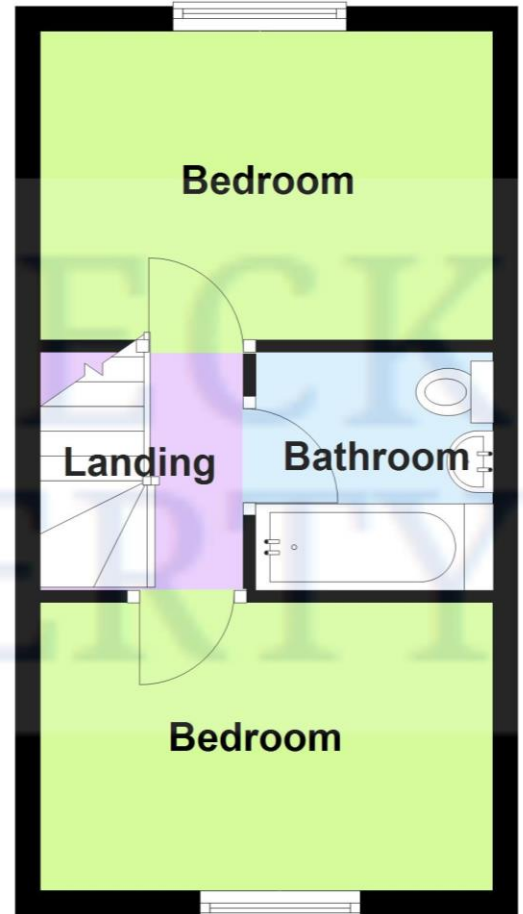
Toll Gate, Wool, Wareham, BH20 6HU

**PRICE £239,950**

### Ground Floor



### First 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:** The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

# Toll Gate, Wool, Wareham, BH20 6HU

## PRICE £239,950

### The Property:

The property is accessed via an opaque double glazed front door leading through into the entrance hallway with wood laminate flooring flowing throughout.

The kitchen comprises of a matching range of cupboards at base & eye level with drawers. Set into the work surface is a four-ring gas hob with an oven below a stainless steel splashback & an extractor hood above, along with a one & a quarter bowl sink with side drainer. Additional features include space & plumbing for a dishwasher & for an upright fridge freezer. There is a upvc double glazed window to the front aspect, an extractor fan & a cupboard housing the boiler.

The ground floor cloakroom comprises a wc, a wash hand basin with splashback tiling, along with built-in cupboards, an extractor fan & a radiator. There is also a utility cupboard providing space & plumbing for a washing machine.

The living room has upvc double-glazed patio doors that open onto the rear garden. The room also benefits from spacious understairs cupboards providing useful storage with shelving along with two radiators.

Stairs lead to the first floor accommodation with access to the loft via a hatch.

The master bedroom is a double sized room features a upvc double-glazed window overlooking the front garden with a radiator beneath. The room further benefits from a double door wardrobe & an additional double door cupboard.

The second bedroom is a double sized room featuring a upvc double glazed window to the rear aspect with a radiator beneath. The room further benefits from a useful alcove ideal for wardrobes, along with an over-the-stairs cupboard providing additional storage with slatted shelving.

The shower room comprises a wc, a wash hand basin with splashback tiling & a bath with a wall mounted electric shower & splash back tiling. Additional features include a radiator & an extractor fan.

### Garage/ Parking

The property is conveyed with a garage with an up & over door. There is power, light & storage space. There is allocated parking available in front of the garage as well as public parking at the front of the property

### Garden:

The garden is enclosed by fencing & is predominantly laid gravel with a patio area at the rear.

### Measurements:

Lounge	15'2"	(4.62m)	x	13'	(3.97m)
Kitchen	6'7"	(2m)	x	8'	(2.44m)
Cloakroom	5'6"	(1.59m)	x	2'10"	(0.88m)
Bedroom 1	13'	(3.97m)	x	8'1"	(2.47m)
Bedroom 2	12'11"	(3.96m)	x	8'1"	(2.47m)
Bathroom	6'5"	(1.97m)	x	6'9"	(2.06m)

### Estate Agents Note:

Please note that some of the roads in Purbeck gate are private with a resident's association. For details & charges please call our Wareham office.

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

