



**PURBECK  
PARK HOMES**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A WELL PRESENTED 2 DOUBLE BEDROOM PARK HOME WITH A DELIGHTFUL  
GARDEN SET AT THE POPULAR PURBECK VIEW SITE WITHIN WALKING DISTANCE  
TO WAREHAM TOWN CENTRE  
NO FORWARD CHAIN**



# Purbeck View Park, Northport, Wareham, Dorset BH20 4AP

## PRICE £180,000

### The Property:

This well-presented Park Home is accessed via an opaque, upvc double glazed front door leading through into the entrance hallway where there is a radiator, a cloaks cupboard with space to hang coats with shelving above.

The spacious 'L' shaped lounge/diner enjoys a double aspect with two upvc double glazed half bay windows to the front aspects with radiators beneath & matching windows to the side aspect also with the radiator beneath. A feature of the room is a fireplace with space for an inset electric fire.

The modern kitchen has a matching range of cupboards at base & eye level, with a four-ring ceramic hob set on the work surface with fitted oven below, an extractor & light above with splash back behind. Integral appliances include a fridge, a freezer & a dishwasher with space & plumbing for a washing machine & for an additional under the counter appliance. There is a one & a quarter bowl sink set into the work surface with splash backs surrounding. An opaque upvc double glazed door leads out to the garden with a matching window to the side.

The master bedroom has a upvc double glazed window overlooking the rear aspect with a radiator. The room benefits from two double wardrobes with up & over cupboards in-between & a dressing table.

The second bedroom is also a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath. The room benefits from fitted drawers, hanging rails, fitted shelving & up & over cupboards.

The modern shower room comprises of a wc, a wash hand basin sunk into a vanity unit & a double shower cubicle with a wall mounted shower with aqua panelling & a sliding door. The room also has an opaque upvc double glazed window to the side aspect, a mirror fronted cabinet, an extractor fan & a heated towel rail.

### Garden & Parking

The property is conveyed with a car parking space set on the plot. The garden has a patio area running round the property with raised beds, mature shrubs, a sunk in fishpond, a greenhouse, a double door shed, & a number of mature plants. At the rear of the garden is a workstation with pull out shelving. The front garden is laid to astro turf & mature shrubs.

### Agents Note:

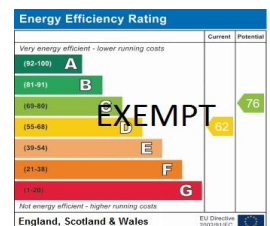
For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

### Measurements:

Living Room	19'6" (5.95m) max x 16'6" (5.05m) max
Kitchen	14'2" (4.32m) x 8'11" (2.72m)
Bedroom 1	11'10" (3.61m) x 9'7" (2.92m)
Bedroom 2	9'7" (2.92m) x 9' (2.74m)
Shower Room	6'10" (2.05m) x 6' (1.83m)

### 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.



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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.