

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A WELL PRESENTED 2 BEDROOM SEMI DETACHED BUNGALOW SET IN THE HEART OF THE VILLAGE OF WOOL WITH ALLOCATED PARKING & AN ENCLOSED GARDEN.

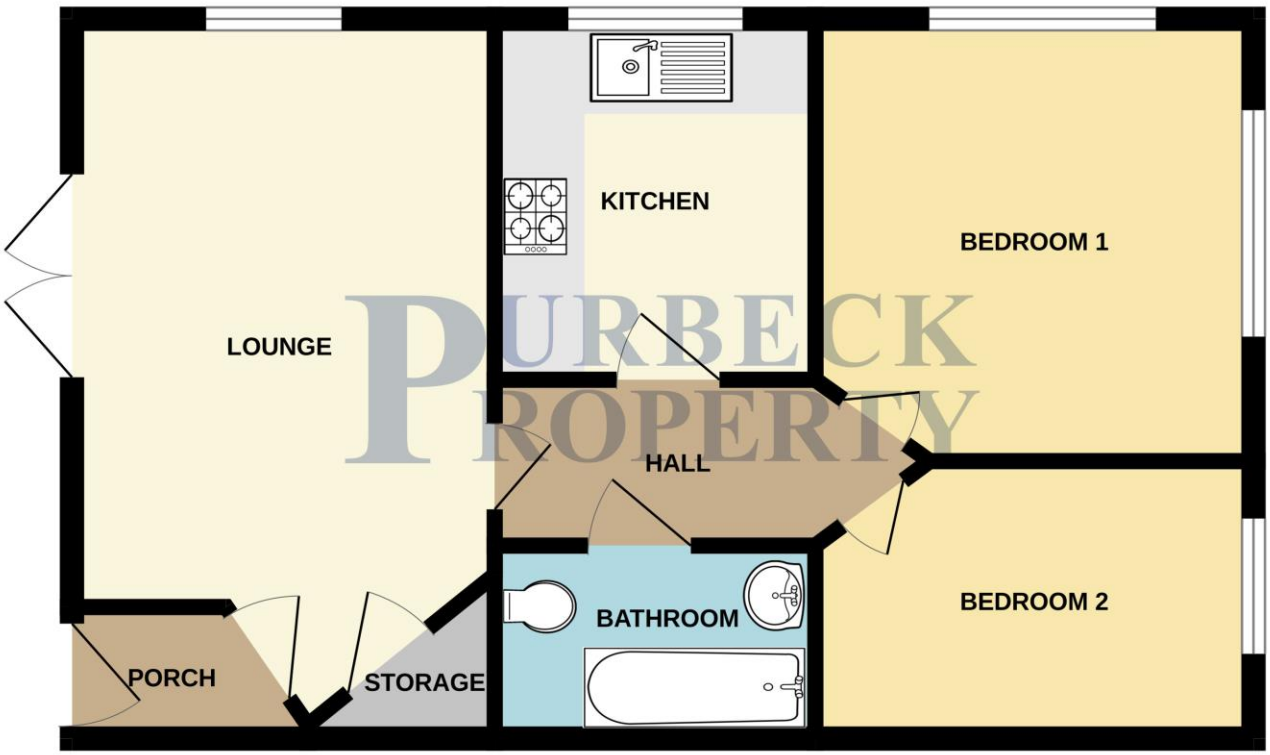




Folly Lane, Wool BH20 6DS

PRICE £239,950

GROUND FLOOR



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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 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.

Wareham 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 & the museum.

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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.

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The Property:

The bungalow is accessed via an opaque upvc double glazed front door, leading into the entrance hallway with an integral floor mat.

The living room enjoys a double aspect, with upvc double glazed patio doors leading to the garden & matching windows to the side. The room benefits from a wall mounted electric heater & a spacious storage cupboard housing the hot water tank.

The internal hallway gives access to the loft via a hatch.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring ceramic hob, is set into the work surface with oven below & chimney style extractor & light above. Sink with a side drain is set into the work surface with splash back tiling surrounding, along with space & plumbing for washing machine & Space for upright fridge freezer. A upvc double glazed window to the side aspect & wood laminate flooring flowing throughout.

Bedroom 1 enjoys a double aspect with upvc double glazed windows to the side aspect, together with a wall mounted electric heater.

Bedroom 2 is a double size room, featuring a upvc double glazed window overlooking the rear aspect & a wall mounted electric heater. A useful alcove provides an ideal space for a wardrobe or additional storage.

The modern bathroom comprises a WC, wash hand basin with splashback tiling, and a bath with tiled splashback surround and wall-mounted shower. Additional features include grab handles, electric heater & an extractor fan.

Garage & Parking:

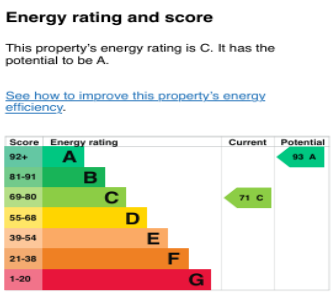
The bungalow is conveyed with an allocated car parking space.

Garden:

The enclosed garden features a patio area adjoining the property, together with a raised decking area and planted borders. A gate provides access to the car parking area.

Measurements:

Lounge	17’ (5.20m) x 9’6” (3m)
Kitchen	8’6” (2.60m) x 7’11” (2.43m)
Bedroom 1	12’ (3.66m) x 9’7” (2.92m)
Bedroom 2	10’7” (3.44m) x 7’4” (2.24m)
Bathroom	7’1” (2.16m) x 5’6” (1.69m)









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