



**PURBECK
PROPERTY**

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3-BEDROOM FAMILY HOME REQUIRING COMPLETE
UPDATING IN THIS RURAL LOCATION WITH COUNTRYSIDE VIEWS.
NO FORWARD CHAIN**



Hectors Corner, West Morden, Wareham BH20 7DX

PRICE £280,000

GROUND FLOOR



1ST FLOOR



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 set in the village of West Morden a hamlet of the village of Morden (Moreden), which has a village, recreation ground & St Marys Church. The property is 5 miles north of the Saxon Walled Town of Wareham, 10 miles south of the market town of Blandford Forum & 9 miles west of Poole Town Centre. Both Poole & Wareham are on the main train line from Weymouth to London Waterloo.

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The Property:

This spacious home is accessed via a double-glazed front door leading through into the entrance hallway with a matching window to the side & stairs to the first-floor accommodation. A further glass panelled door gives access to the rear garden.

The kitchen has a matching range of units at base & eye level with drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for under the counter appliances & for a cooker. There are upvc double glazed windows to rear & to the side aspects.

The dining room has a upvc double glazed window to front aspect & chimney breast with radiator on, with shelving to the side within an alcove.

The lounge has a upvc double glazed window to the front aspect & a chimney breast with a radiator on.

The downstairs cloakroom has an opaque upvc double glazed window to the rear aspect, a wc & a radiator. The utility/storage room has a upvc double glazed window overlooking the rear garden.

Stairs lead up to the first-floor accommodation where there is a spacious landing with a upvc double glazed window overlooking the rear garden, a radiator & access to the loft via a hatch.

Bedroom 1 has a double-glazed window overlooking the front aspect, a radiator & a built in cupboard with hanging rail & storage above.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front aspect. There is a radiator, a cupboard with shelving & an over the stair's cupboard.

Bedroom 3 has a upvc double glazed window overlooking the rear garden & a radiator.

The property benefits from a separate cloakroom which has a wc, a upvc double glazed window & a radiator. The bathroom has a wash hand basin, & a bath with a shower attachment. There is a upvc double glazed window to the rear aspect, a radiator & an airing cupboard housing the tank with shelving above.

Parking:

The side of the property lends itself to off road parking.

Garden:

The large rear garden backs onto fields with fencing to the side boundaries. It is predominately laid to grass & has hard standing areas ideal for sheds. The front garden has a path leading up to the property, grass & hedges.

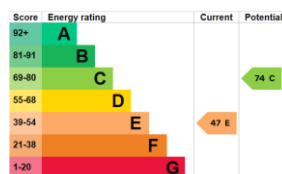
Measurements:

Lounge	12' (3.67m) x 10'1" (3.09m)
Dining Room	12' (3.66m) x 9'5" (2.89m)
Kitchen	12'4" (3.78m) x 7'11" (2.43m)
Utility Room	10' (3.06m) x 8' (2.43m)
Cloakroom	4'5" (1.34m) x 2'5" (0.75)
Bedroom 1	12'10" (3.91m) into recess x 12' (3.62m)
Bedroom 2	12'5" (3.79m) into recess x 9'5" (2.88m)
Bedroom 3	9'8" (2.94m) x 7'11" (2.41m)
Bathroom	6'4" (1.93m) x 5'9" (1.76m)
Separate WC	5'1" (1.57m) x 2'7" (0.80m)

Energy rating and score

This property's energy rating is E. 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.



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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.