



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

AN IMMACULATELY PRESENTED 3 BEDROOM TOWN HOUSE SET JUST
OUTSIDE OF WAREHAM TOWN CENTRE BENEFITTING
FROM AN ENCLOSED REAR GARDEN, GARAGE & A
MASTER BEDROOM WITH EN SUITE & DRESSING AREA.
NO FORWARD CHAIN

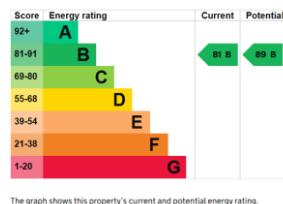


Westerman Way, Wareham, Dorset BH204FL

PRICE £380,000



This Floor Plan is for guidance only and is NOT to SCALE
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Location:

This modern Town House is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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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The Property:

This modern town house is accessed via an opaque double glazed front door through into the hallway which has stairs to the first floor accommodation, a radiator & access through into the living room, where there is a upvc double glazed window to front aspect, a radiator & an understairs storage cupboard.

The spacious kitchen/diner has a matching range of cupboards at base and eye level with soft closing pan drawers. A four-ring ceramic hob is set into the work surface with a stainless-steel splash back and extractor hood above. There is also an integral oven with space for an upright fridge/freezer & for a dish washer. A one and a quarter bowl sink with side drainer is set into the work surface with splash backs surrounding. Upvc double glazed patio doors with matching windows to the side give access to the rear garden, there is also a radiator. The flooring flows through into the utility area which has space and plumbing for a washing machine, a work surface, a radiator. & access to the cloakroom. The cloakroom has a wc, wall mounted wash hand basin with splash back tiling and a radiator.

The first-floor accommodation has a upvc double glazed window to the front aspect with a radiator beneath which is currently being used as a study area. There is also a storage cupboard.

The second bedroom is a double room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The third bedroom is also a double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The family bathroom has a matching suite comprising of a bath with splash back tiling and a shower attachment, a shower cubicle with a wall mounted shower and splash back tiling, a wc & a wash hand basin with splash back tiling. Additionally, there is a heated towel rail, an opaque upvc double glazed window to the rear aspect, extractor fan & tiled flooring.

The master suite occupies the top floor. It is a spacious room with a upvc double glazed window overlooking the front aspect with a radiator beneath. There is access to the loft & a dressing area with 'his & hers' mirror fronted sliding door wardrobes & a radiator. Off the room is a modern en suite which has an opaque upvc double glazed window overlooking the rear aspect, a double shower cubicle with splash back tiling and a wall mounted shower, a wc, & a wash hand basin with splash back tiling. Additionally, there is a heated towel rail, an extractor fan & tiled flooring.

Garage & Parking:

The property is conveyed with a pitched roof garage with parking in front.

Garden:

The enclosed rear garden is laid to lawn with a patio area abutting the property. A gate gives access to the parking/garage.

Measurements:

Lounge	14'8" (4.48m) x 11'9" (3.60m)
Kitchen	15'6" (4.74m) max x 12'7" (3.84m)
Cloakroom	5'6" (1.70m) x 3'6" (1.08m)
Bedroom 1	22'5" (6.82m) x 10'3" (3.14m)
En Suite	18'11" (2.72m) x 4'9" (1.46m)
Dressing Room	10'3" (3.14m) x 4'9" (1.47m)
Bedroom 2	14'8" (4.49m) x 9' (2.75m) max
Bedroom 3	12'8" (3.86m) x 8'8" (2.66m)
Garage	19'8" (6.06m) x 10'3" (3.14m)

Estate Agents Note:

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

