



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

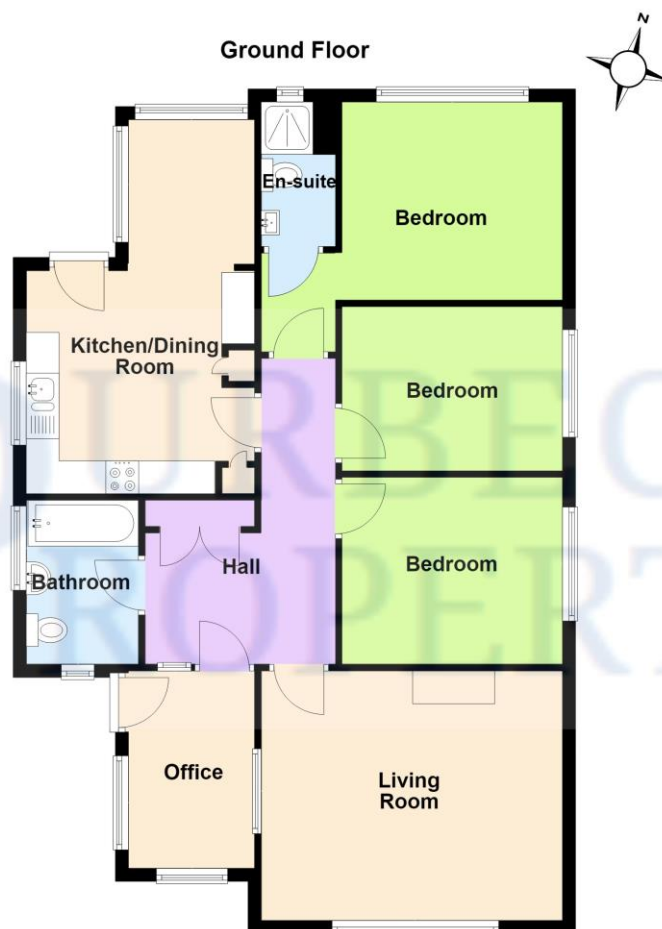
5 South Street  
Wareham  
Dorset  
BH20 4LR  
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**A DECEPTIVELY SPACIOUS, 3 BEDROOM BUNGALOW  
WITH 2 RECEPTION ROOMS, 2 BATHROOMS,  
A DELIGHTFUL GARDEN & A GARAGE.  
NO FORWARD CHAIN**



# Wessex Oval, Carey, Wareham Dorset BH20 4BS

**PRICE £425,000**



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Plan produced using PlanUp.

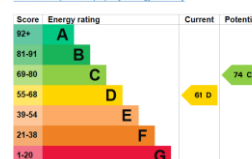
## Location:

The bungalow is set in the popular residential location of Carey within walking distance is Wareham Forest, with the train station, local shops & buses. Wareham Town Centre is a 5-minute driveaway with 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. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

## Energy rating and score

This property's energy rating is D. 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.

# Wessex Oval, Carey, Wareham Dorset BH20 4BS

**PRICE £425,000**

## The Property:

Set in this desirable Oval the bungalow is accessed via a upvc double glazed front door leading through into entrance porch which is used as a home office with further upvc double glazed windows overlooking the front garden & a matching door & window leading through into the spacious entrance hallway, where there's access to the loft, via a hatch, radiator & a double door airing cupboard housing the hot water tank with shelving above & to the side.

The spacious lounge is set at the front of the property with a upvc double glazed window overlooking the front garden with a radiator beneath and a matching window into the home office. A feature of the room is a multi-fuel log burner, set into a Purbeck stone fireplace with shelving to either side.

The kitchen has a matching range of cupboards at base & eye level & a dresser with drawers & display cupboards. A one & a quarter bowl sink is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine, space for an upright electric cooker and space for an under the counter fridge.

A square arch gives access into the dining room, which has a upvc double glazed window overlooking the rear garden with a radiator beneath & a matching window to the side & a door giving access to the rear garden.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. There is a useful alcove with shelving and hanging rails. Off the bedroom is an en suite which comprises of a WC, a wash hand basin set into a vanity unit with storage below & a shower cubicle with an electric shower. The room has floor to ceiling tiling, tiled flooring, a heated towel rail & an extractor fan.

The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath. The third bedroom, also having a upvc double glaze window to the side aspect with a radiator beneath.

The modern bathroom comprises of a wc, a wash basin set into a vanity unit & a bath with a shower attachment, grab handle, a concertina shower door & a wall mounted electric shower. There's floor to ceiling tiling, tiled flooring, a radiator, a mirror fronted cabinet & opaque upvc double glazed windows to side & to rear aspects.

## Garden

The delightful enclosed rear garden has a patio area butting the property with steps up to an entertaining/barbecue area, where there is a summer house. There is a lawned area with raised garden pond & a number of mature shrubs. The garden has a high degree of privacy & benefits from a greenhouse & a garden shed.

## Garage & Driveway:

The property has a driveway providing off road parking leading up to a garage which has a pitched roof, up & over door, power & light.

## Measurements:

Lounge	15'1" (4.62m) x 12'5" (3.79m)
Kitchen	11'6" (3.52m) x 11'3" (3.43m)
Dining Room	8' (2.45m) x 6'9" (2.07m)
Bedroom 1	11'1" (3.38m) x 9'11" (3.03m)
En Suite	7'1" (2.16m) x 3'8" (1.11m)
Bedroom 2	10'11" (3.34m) x 9'2" (2.81m)
Bedroom 3	11'1" (3.38m) x 8'2" (2.49m)
Bathroom	8'4" (2.55m) x 5'6" (1.69m)
Home Office	9'8" (2.96m) x 6'4" (1.93m)

