



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

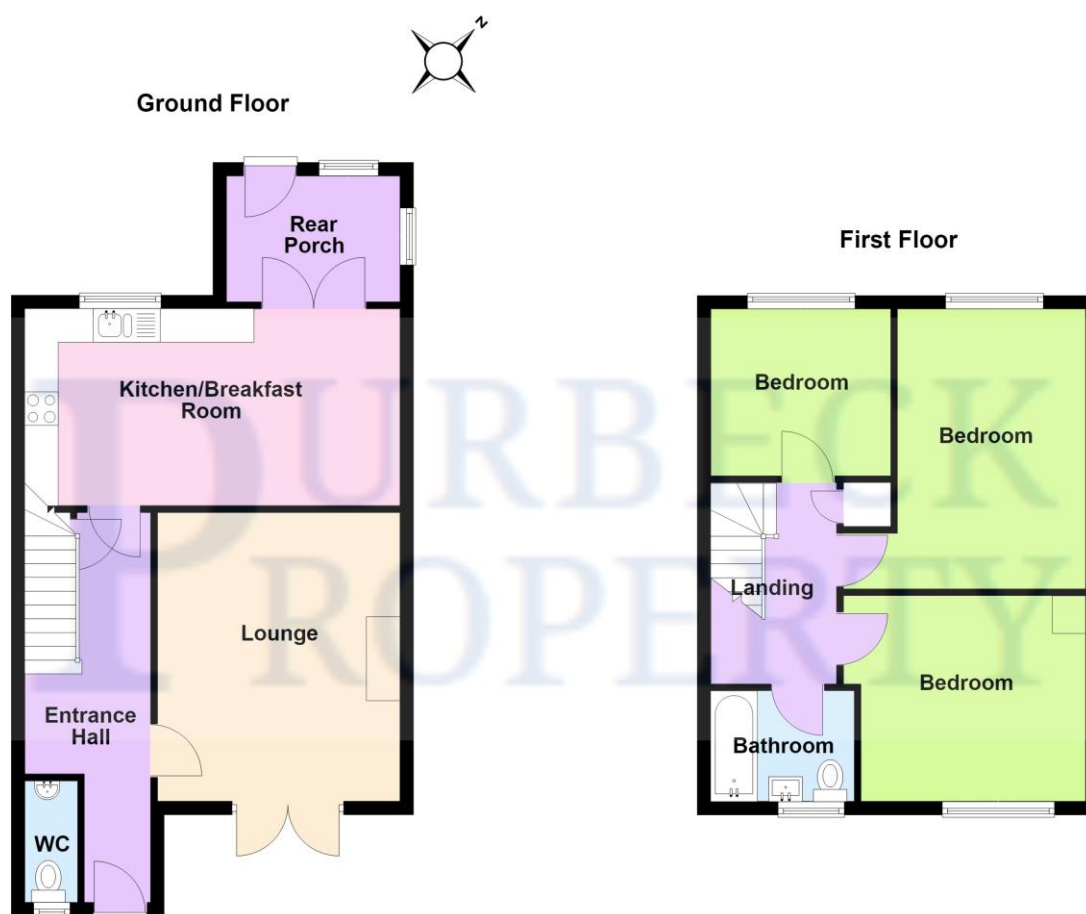
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 3 BEDROOM FAMILY HOME
TUCKED AWAY IN A CUL DE SAC & JUST A COUPLE OF MINUTES
WALK AWAY FROM THE PARK.
NO FORWARD CHAIN**



Tarrant Drive, Northmoor, Wareham, Dorset BH20 4EP

Offers In The Region of £325,000



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Location:

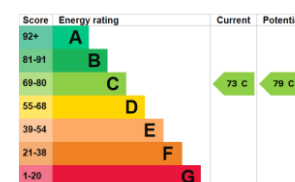
The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351.

Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. Wareham itself 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.

Energy rating and score

This property's energy rating is C. 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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The Property:

Accessed via Stour Drive & tucked away on a path leading to the park is this well-presented family home. It is accessed via a upvc double glazed front door leading through into an entrance hallway where there is wood laminate flooring, stairs up to first floor accommodation with an under stairs storage cupboard & a radiator.

The living room is set at the front of the property with upvc double glazed patio doors out to the garden with matching windows to the side. There is a radiator & alcoves to either side of a chimney breast.

The spacious kitchen/diner is set at the rear of the property with the kitchen having a matching range of cupboards at base & eye level with soft closing drawers. A 4-ring gas hob is set into the work surface with an extractor & light above & a fitted oven & grill to the side. There is space & plumbing for a washing machine, space for a tumble dryer & space for an upright fridge/freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding & an integral dishwasher below. A upvc double glazed window looks out to the rear garden with the dining area having space for a dining table & chairs. There is a radiator & upvc double glazed patio doors out to a rear entrance porch area/boot room which is a useful room with matching doors out to the rear garden.

The downstairs cloakroom has a wc & a wall mounted wash hand basin. The room has floor to ceiling tiling, an opaque upvc double glazed window to the front aspect & a radiator.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & a cupboard with hanging rail & storage space above.

Bedroom 1 has strip wood flooring flowing throughout. A upvc double glazed window overlooking the rear aspect with a radiator below.

The second bedroom is a double sized room with strip wood flooring & a upvc double glazed window to the front aspect with a radiator beneath.

The third bedroom has double glazed window overlooking the rear aspect, a radiator & strip wood flooring. It is a generous sized single room or could be used as a home office.

The modern bathroom comprises of a wc, a wash hand basin is sunk into a floating vanity unit & a bath with both rainfall & handheld showers, a glass shower screen & splashback tiling. The room benefits from wood effect tiled flooring, an opaque upvc double glazed window, a heated towel rail & an extractor fan.

Garden:

The enclosed front garden is predominantly laid to lawn with a patio area abutting the lounge & a path leading up to the front door. There is an array of mature shrubs in borders to the front & to the side. The rear garden has a patio area with a number of seating areas; there is a shed & a back gate giving access to the garage & parking.

Garage & Driveway:

The property is conveyed with a garage with up & over door, power & light with a side door giving access to a private driveway which is accessed via Tarrant Drive.

Measurements:

Lounge	14' (4.27m) x 11'10" (3.62m)
Kitchen/Diner	18'4" (5.60m) x 9'4" (2.86m)
Boot Room	8'2" (2.50m) x 6'3" (1.92m)
Cloakroom	5'4" (1.64m) x 2'5" (0.74m)
Bedroom 1	13'3" (4.10m) x 9'2" (2.79m)
Bedroom 2	11'9" (3.59m) x 9'11" (3.03m)
Bedroom 3	8'9" (2.68m) x 7'8" (2.34m)
Bathroom	6'11" (2.11m) x 5'4" (1.64m)
Garage	18'3" (5.56m) x 8'3" (2.57m)

