



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A WELL PRESENTED 4 BEDROOM TOWN CENTRE HOME  
SET IN A CUL DE SAC & BENEFITTING FROM  
A GARAGE, PARKING & ENCLOSED GARDEN  
INTERNAL VIEWING HIGHLY RECOMMENDED**

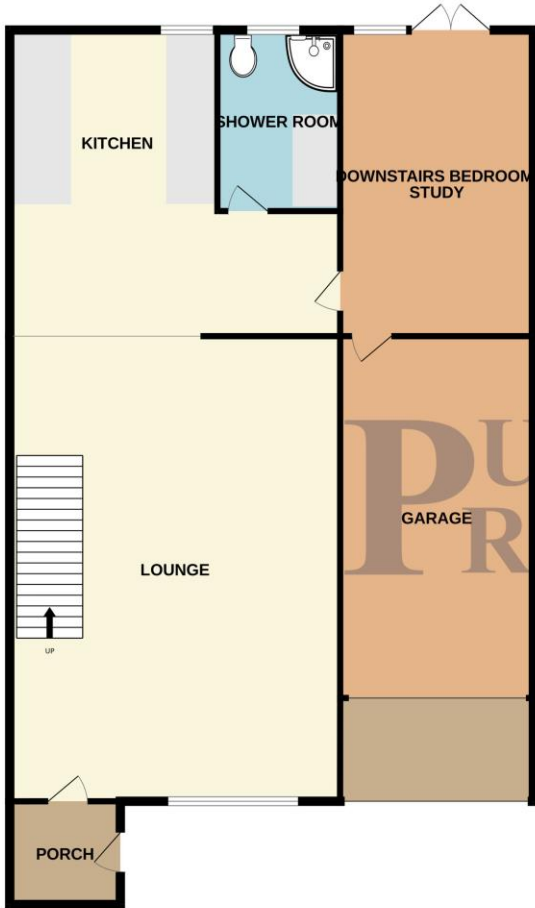


# Tinkers Lane, Wareham, BH20 4QR

**PRICE £425,000**

GROUND FLOOR

1ST FLOOR



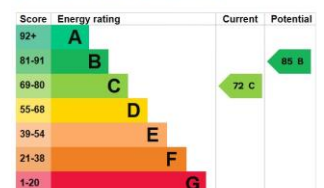
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: Wareham is a picturesque market town set on the banks of The River Frome and is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town and 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 and the museum. There is also a market every Saturday.

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[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.

# Tinkers Lane, Wareham, BH20 4QR

## PRICE £425,000

### The Property:

This home is accessed via an opaque upvc double glazed front door leading through into an entrance vestibule. There is a storage cupboard, integral doormat as well as space for shoes and hanging coats. There is also a water softener fitted in line with the main water supply

A door leads through into the spacious lounge/ diner with upvc double glazed window to the front aspect, with a radiator beneath and an additional radiator to the side. Stairs upto the first floor accommodation.

The modern fitted kitchen has a matching range of cupboards at base and eye level with soft closing drawers, pan drawers and an electric plinth heater. There is an integral oven and microwave, along with space for an upright fridge freezer. A four ring induction hob is set into the worksurface with a pull out extractor and light above. A one and a quarter bowl sink with side drainer is set into the work surface which also incorporates a breakfast bar. There are upvc double glazed patio doors with a matching window to the side through to the rear garden.

The downstairs shower/utility room comprises a double shower cubicle with double doors and a wall-mounted shower, surrounded by splashback tiling. There is also a WC and a wash hand basin set within a vanity unit with storage below. A work surface extends over an area with space and plumbing for a washing machine. Additional features include an opaque upvc double glazed window to the rear aspect, an extractor fan, a heated towel rail and an electric wall heater.

The downstairs bedroom/ study has upvc double glazed patio doors with a matching window to the side leading out to the rear garden & a radiator. There is also integral access to the garage which has an electric roller door as well as power and lighting.

Stairs lead upto the first floor accommodation.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath and access to the en suite. which comprises of a wc, a wash hand basin with splash back tiling and a bath with a shower attachment. There is an opaque upvc double glazed window out to the rear aspect, an extractor fan, a heated towel rail and a wall mounted electric heater.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from an over the stairs storage cupboard with hanging rails and storage space, there is access to the loft via a hatch.

Bedroom 3 has a upvc double glazed window to the front aspect with radiator beneath.

The modern shower room comprises of a wc, a wash hand basin set into a vanity unit with storage below and a double shower cubicle with both rainfall and handheld showers. There is floor to ceiling tiling, tiled flooring, a heated towel rail, a wall mounted mirror & an opaque upvc double glazed window to the front aspect.

### Garden:

The rear garden is enclosed by fencing and features a patio area abutting the property, along with a raised section with a pergola, ideal for BBQs and entertaining. There are raised flower beds with mature shrubs surrounding, as well as outside lighting and power points.

### Garage/ Parking:

There is an integral garage with parking in front

### Measurements:

|                |                               |
|----------------|-------------------------------|
| Lounge         | 20'7" (6.28m) x 13'1" (3.99m) |
| Kitchen        | 15' (4.59m) x 7'11" (2.42m)   |
| Utility room   | 9'10" (3m) x 5'3" (1.62m)     |
| Study/ bedroom | 13'8" (4.16m) x 8' (2.48m)    |
| Garage         | 16'4" (4.98m) x 8'2" (2.48m)  |
| Bedroom 1      | 13'8" (4.18m) x 7'11" (2.42m) |
| En suite       | 7'11" (2.43m) x 5'7" (1.70m)  |
| Bedroom 2      | 9'11" (3.03m) x 9'10" (3.00m) |
| Bedroom 3      | 7'11" (2.42m) x 6'11" (2.13m) |
| Bathroom       | 7'11" (2.42m) x 5'9" (1.76m)  |

