



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A SPACIOUS 3 BEDROOM BUNGALOW CONVENIENTLY SITUATED IN A CUL DE SAC CLOSE TO THE PARK & WITHIN WALKING DISTANCE OF THE TRAIN STATION, BUS STOP & WAREHAM FOREST. SOME UPDATING REQUIRED - NO FORWARD CHAIN



Tantinoby Lane, Northmoor BH20 7PQ

PRICE £425,000



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:

This property is set in Northmoor just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 market every Saturday.

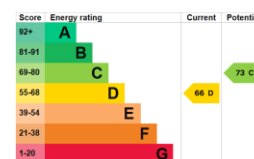
Measurements:

Lounge	15'10" (4.85m) x 11'5" (3.49m)
Dining Room	8'10" (2.70m) x 7'10" (2.40m)
Kitchen	10'11" (3.34m) x 10'4" (3.15m)
Conservatory	17'11" (5.47m) x 9'1" (2.77m)
Garage	26'4" (8.05m) x 8'4" (2.55m)
Bedroom 1	12'10" (3.93m) x 11'11" (3.63m)
Bedroom 2	9'11" (3.03m) x 9'6" (2.10m)
Bedroom 3	11'11" (3.63m) x 8'11" (2.72m)
Bathroom	5'10" (1.78m) x 5'9" (1.77m)
Cloakroom	5'10" (1.78m) x 2'11" (0.90m)

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.

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The Property:

This bungalow is accessed via a double glazed front door with matching windows to the side, leading into a spacious entrance hallway. The hallway benefits from a radiator, access to the loft via a hatch, & an airing cupboard housing the hot water tank, with shelving below.

The spacious living room has a upvc double glazed bay window to the front aspect, with a radiator beneath & a gas fire. A square arch leads into the dining room, which has a upvc double glazed window overlooking the rear garden, with a radiator beneath, & a serving hatch through to the kitchen.

The kitchen has a matching range of cupboards at base & eye level with drawers. There is space for an upright gas cooker, space & plumbing for a washing machine, dishwasher & additional under counter appliance. A one & a quarter bowl sink with side drainer set into the work surface, with splashback tiling surrounding. There is a window with a matching opaque door leading out into the conservatory. The kitchen also benefits from a breakfast bar with cupboards above & below, display shelving with splashback tiling surrounding & a broom cupboard with additional storage above.

The conservatory is of upvc double glazed construction, with two sets of doors leading out to the rear garden. It has a polycarbonate roof, tiled flooring & electrical points.

Bedroom one has a upvc double glazed window overlooking the rear garden, with a radiator beneath. The room benefits from a triple mirror fronted wardrobe with hanging rails & storage space.

The second bedroom is a double size room with a upvc double glazed window overlooking the front garden, with a radiator beneath.

The third bedroom could be used as a double room if desired or could be used as a home office/hobbies room, with double glazed sliding patio doors leading out into the conservatory.

The property benefits from a cloakroom & a separate bathroom. The cloakroom has a WC & an opaque double glazed window to the front aspect.

The bathroom has a bath with a wall mounted shower attachment, a wash hand basin set into a vanity unit with storage below. The bathroom is fully tiled & has an extractor fan, along with an opaque double glazed window to the front aspect.

Garage & Parking:

The extended garage has an up & over door, a upvc double glazed door to the rear with a window to the side, along with power & lighting.

A long driveway provides off road parking.

Garden:

The front garden is predominantly laid to lawn, with stepping stones leading up to the front door. There are a number of mature shrubs providing a high degree of privacy.

The enclosed rear garden is laid to lawn, with several mature shrubs & trees. There is a brick paved patio abutting the property, with a pathway leading to the rear. There is also a rockery with steps leading up to the back of the garden, a greenhouse & access to the garage.

