



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**AN IMMACULATE 3 DOUBLE BEDROOM BUNGALOW  
SET IN THE POPULAR NORTHMOOR AREA  
BENEFITTING FROM 2 ENCLOSED GARDENS  
INTERNAL VIEWING RECOMMENDED**





Tarrant Drive, Northmoor, Wareham, BH20 4EP

**PRICE £450,000**

**Ground Floor**



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](http://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.

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## PRICE £450,000

### The Property:

This well presented bungalow is accessed via a double glazed front door leading through into the entrance hallway where there is a cupboard housing the utility meters. There is tiled flooring flowing throughout, a radiator, access to the loft via a hatch, a double door utility cupboard housing the boiler with space & plumbing for a washing machine.

In the living room there are upvc double glazed sliding patio doors out to the garden, tiled flooring & a vertical radiator.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers, one & a quarter bowl sink & boiler hot tap with side drainer is set into the work surface with splash back tiling surrounding, a heated towel rail & inset spotlights. Fitted appliances include a four ring ceramic hob, integral oven, a fridge, freezer & a dishwasher. A upvc double glazed window overlooks the rear garden with a matching door to the side leads outside.

Bedroom 1 has a double glazed window overlooking the garden & beyond into the park with a radiator beneath. The room benefits from a triple mirror fronted sliding door wardrobe with hanging rails & storage space.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the garden with a radiator beneath.

Bedroom 3 is a double sized room currently being used as a dining room with a upvc double glazed window overlooking the rear garden & beyond to the park with a radiator beneath & hard wood flooring.

The property benefits from a bathroom with a separate cloakroom. In the bathroom there is a continuation of the tiled flooring from the hallway, a bath with a wall mounted shower attachment & a concertina shower screen, a quarter wash hand basin set into the vanity unit with storage below, a heated towel rail, mirror front cabinet & an opaque upvc double glazed window. In the separate cloakroom has matching floor tiling, a WC, a wash hand basin set into a vanity unit with splash back tiling surrounding & an opaque double glazed upvc window.

### Garden:

The property benefits from two generously sized gardens with the rear garden having mature hedges & shrubs surrounding & is predominantly laid to lawn with a large decked area abutting the property & a path leading to a gate which gives access onto the park.

The front enclosed garden has a spacious covered BBQ area with a BBQ, lighting, shelving, storage cupboards to either side & a seating area. The area is laid to porcelain paving slabs where there is a summer house with power, a greenhouse & astroturf area. A lean to porch gives access to the gardeners shed.

### Garage/ Parking

The garage has an up & over door, power, light & access into the garden through a upvc door. There is off road parking in front of the garage & to the side on a gravel driveway.

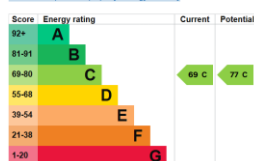
### Measurements:

Lounge	15'10" (4.85m) x 11'11" (3.63m)
Kitchen	11'9" (3.59m) x 8'7" (2.62m)
Bedroom 1	11'10" (3.62m) x 12'10" (3.91m)
Bedroom 2	11'11" (3.63m) x 10'10" (3.31m)
Bedroom 3	8'8" (2.64m) x 10'4" (3.16m)
Bathroom	5'6" (1.68m) x 5'5" (1.67m)
Cloakroom	5'6" (1.68m) x 2'8" (0.81m)

#### 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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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.