



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM APARTMENT,
SET IN THIS POPULAR DEVELOPMENT IN THE VILLAGE OF WOOL,
WITHIN WALKING DISTANCE OF A MAIN LINE TRAIN STATION
& VILLAGE SHOPS.
INTERNAL VIEWING RECOMMENDED**



Lower Hillside, Wool, BH20 6EA

PRICE £180,000

The Property:

The property is accessed via an opaque upvc double glazed front door leading into an entrance vestibule, where there is room for coats and shoes, with stairs up to the first floor landing. There is a upvc double glazed window to the side aspect and a further door leading into the main hallway, with a radiator, loft access via a hatch, and two spacious storage cupboards, one with shelving.

The spacious living room has a upvc double glazed window to the front aspect with a radiator beneath.

The modern kitchen comprises a matching range of cupboards at base and eye level. A sink with side drainer is set into the work surface with splashback tiling surrounding. A four ring gas hob is set into the work surface with an oven below and extractor hood with light above. There is a upvc double glazed window overlooking the communal grounds, a radiator, tiled flooring, a useful larder cupboard, and a breakfast bar with storage beneath.

The master bedroom has a upvc double glazed window with a radiator beneath and benefits from a useful over stairs cupboard with shelving.

The second bedroom could be used as a double room if desired with wood laminate flooring, a upvc double glazed window overlooking the communal gardens, and space for wardrobes.

The family bathroom has a suite comprising of a bath with a wall mounted shower, a WC and a wash hand basin with splashback tiling. There is tiled flooring, a radiator with rail above and an opaque upvc double glazed window to the rear aspect.

Garden

This development is set within well tended communal grounds including washing line area.

Garage/Parking

The property is conveyed with a garage in a block

Lease:

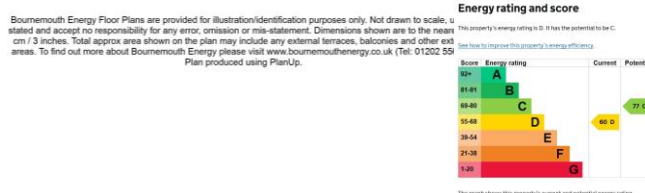
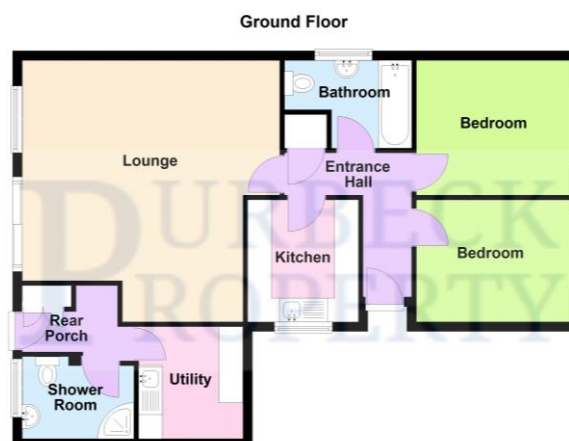
The vendor has notified Purbeck Property that this apartment has the remainder of a 999-year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

Measurements:

Lounge	14' 3" (4.36m) x 11' (3.37m)
Kitchen	10'9" (3.24m) x 9'5" (2.88m)
Bedroom 1	14'3" (4.35m) x 9'6" (2.91m)
Bedroom 2	4'2" (1.26m) x 7'4" (2.25m)
Bathroom	7'4" (2.24m) x 5'9" (1.76m)

Location:

The property is located in the popular village of Wool within walking distance of village shops. The Saxon Walled town of Wareham is five & a half miles from Wool & eleven miles distance from the county town of Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Within a short distance away are coastal walks within the Purbecks.



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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.