



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 6 BERTH 38FT HOUSE BOAT WITH A FREEHOLD
MOORING & AN ALLOCATED PARKING SPACE ON THE POPULAR
RIVER FROME, WITHIN WALKING DISTANCE OF WAREHAM TOWN CENTRE.**



River Frome, Wareham

PRICE £180,000

General:

Located on the River Frome, within walking distance from Wareham Town Centre. This spacious houseboat offers an attractive alternative to conventional holiday accommodation.

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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

The C-Kip 38 Ocean Aft Cabin luxury Trawler Motor Yacht benefits from coming with a freehold mooring on the sought after Wareham section of the river Frome. Accompanied by an electrical hookup point and a decking area on the bank. There is also an allocated parking space. This area of the bank is accessed via a locked gate with right of access to be provided to the new owner over private land.

Boat Specifications:

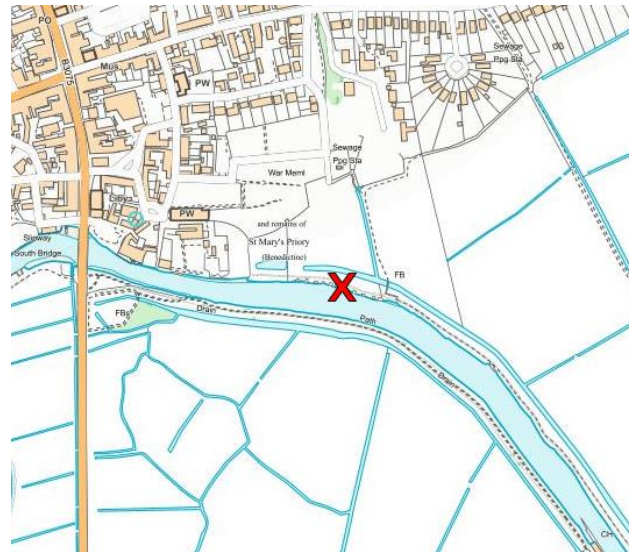
- Builder : C L Marine CO
- Lying : Wareham
- Fuel Capacity : 1818.2Ltr (400.0G)
- Water Capacity : 1363.6Ltr (300.0G)

Mechanical:

- Engine : 2 x Diesel 120 BHP
- Make : Ford Lehman (1979)
- Engine Cooled : Indirect
- Steering : Wheel
- Drive : Shaft
- Propellar : 3 Blade (+rope cutter)
- Cruising Speed : 6.5 Knots
- Max Speed : 9 Knots

For More information please contact the Wareham office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.