



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM PARK HOME SET ON A CORNER PLOT IN THE POPULAR
PURBECK VIEW PARK WITHIN WALKING DISTANCE OF
WAREHAM TOWN CENTRE, A BUS STOP & TRAIN STATION.
NO FORWARD CHAIN**



Purbeck View Park, Northport, Wareham BH20 4AP

PRICE £199,950

The Property:

This well cared for twin unit Park Home is accessed via a upvc double glazed front door leading through into the hallway.

The lounge enjoys a double aspect with two upvc double glazed window. There is a radiator & a fireplace with an inset electric fire, marble effect base & heart. An arch gives access to the dining area which has a triangular upvc double glazed bay window with a radiator beneath.

The kitchen has a matching range of cupboards at base & eye level with display shelving & drawers. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for an upright cooker, space & plumbing for a washing machine & for a number of under the counter appliances. Off the kitchen is an airing cupboard housing the boiler with slatted shelving & a radiator. There is a breakfast bar with a radiator beneath, a upvc double glazed window with a matching opaque door to the side leading through to the rear conservatory which is upvc double constructed with a poly carbonate roof.

The master bedroom has a matching range of wardrobes, overhead cupboards & drawers. There is a window to the side aspect with a radiator beneath. The second bedroom could be a double room if desired & has a range of fitted wardrobes & a dressing table. There is a upvc double glazed window with a radiator beneath.

The bathroom has a matching suite comprising of a wc, wash hand basin set into a vanity unit & a bath with splash

back tiling. There is also a radiator & an opaque upvc double glazed window.

Garage & Parking:

The property is conveyed with an allocated car parking space on the pitch as well as visitors parking.

Garden:

The garden is set out with easy maintenance in mind. There is a brick paved patio area at the rear of the property & a patio area to the side with borders surrounding, a double door shed & access to either side with gates.

Measurements:

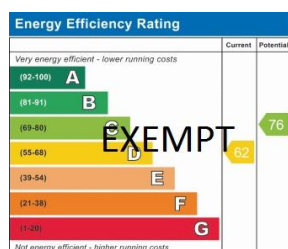
| | |
|---|--------------------------------|
| Lounge | 13'10" (4.22m) x 11'2" (3.40m) |
| Kitchen | 12'3" (3.73m) x 9'7" (2.93m) |
| ‘L’ Shaped Room at maximum measurements | |
| Dining Area | 8'3" (2.53m) x 7'3" (2.23m) |
| Bedroom 1 | 11'7" (3.53m) x 9'6" (2.91m) |
| Bedroom 2 | 9'7" (2.93m) x 8'4" (2.55m) |
| Bathroom | 6'6" (1.98m) x 5'6" (1.69m) |
| Conservatory | 11'6" (3.52m) x 2'11" (0.91m) |

Agents Note:

For further information regarding site fees please call our Wareham office.

Location:

Purbeck View Park is within walking distance of a bus stop, Wareham main line train station & the town centre. Wareham is a Saxon Walled town with its main focal point of being the 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.



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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.