



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW SET  
AT THE END OF A CUL DE SAC OFF THE SOUGHT AFTER WESSEX OVAL  
AREA OF WAREHAM.  
INTERNAL VIEWING RECOMMENDED.**





# St Marys Close, Carey, Wareham BH20 4BU

**PRICE £469,950**



3 BED BUNGALOW

TOTAL FLOOR AREA: 1081 sq ft (100.5 sq m) approx.

We have every attempt been made to ensure the accuracy of the foregoing contained floor measurements of rooms, corridors, etc. and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Drawn with Mergers 10/02/20

## Location:

The bungalow is set in the popular residential location of Carey within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5 minute driveaway with 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. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

# St Marys Close, Carey, Wareham BH20 4BU

## PRICE £469,950

### The Property:

The Property is found in a quiet close just off the popular Wessex Oval in Carey.

The property is entered via white upvc doubled glazed front door into the entrance hallway.

The entrance hall has an intergrated door and a radiator. There is also a integral ceiling speaker.

The kitchen/diner has tile effect laminate flooring and a upvc double glazed window to the side and front aspect of the property. There are a range of matching units at base and eye level, space for an upright fridge freezer and free standing cooker with extractor above. There is also space and plumbing for a washing machine. There two radiators. A upvc double glazed door gives access from the kitchen to the garden.

The bright and airy lounge has two upvc double glazed sliding doors for access to the garden.

The hall way has two storage cupboards, one housing the boiler.

The master bedroom is of double size and have a upvc double glazed window to the front aspect of the property with radiator beneath. Additionally, there is an integral sliding mirror fronted door wardrobe. The master bedrrom also benefits from an ensuite shower room.

The partially tiled ensuite shower room has a 3 piece suit comprising of a wc, cubicle shower and wash hand basin with vanity unit and mirror fronted medicine cabinet above. There is a upvc double glazed window with opaque glass to the side aspect of the property.

Bedroom 2 is of double size and has a upvc double glazed window to the front aspect of the property. Additionally, there is a radiator.

Bedroom 3 is of double size and has a upvc double glazed window to the rear aspect of the property with radiator beneath.

The bathroom is fully tiled a 2 piece suite consisting of a bath with electric shower over and a wash hand basin set into vanity unit. There is also a mirror fronted medicine cabinet and a heated towel rail.

### Garage & Parking:

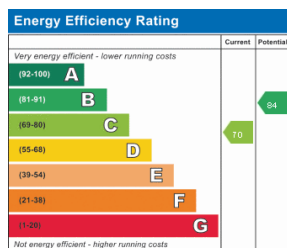
The property has a driveway with parking for several cars And also benefits from having a garage with up and over door. There is a extra room at the back of the garage ideal for extra storage or converting into a utility room.

### Garden:

The garden is a mixture of shrubs and trees which provide excellant privacy from neighbouring properties, there is also a lawned area, a pond and a several areas for seating. Ideal for outside entertaining.

### Measurements:

Lounge	13'11" (4.24m) x 11'11" (3.65m)
Kitchen/Diner	21'09" (6.64m) x 11'09" (3.59) max
Cloakroom	6' (1.85m) x 2'11" (.90m)
Bedroom 1	15'3" (4.67m) x 12' (3.66m) max
En suite	6'10" (2.08m) x 3'7" (1.10m)
Bedroom 2	11'11" (3.63m) x 9'7" (2.93m)
Bedroom 3	10'10" (3.21m) x 9'7" (2.92m)
Bathroom	6' (1.83m) x 5'10" (1.78m)



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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.