



**PURBECK
PROPERTY**

**ONLY 1% COMMISSION
INCL VAT**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 3 BEDROOM BUNGALOW SET IN A
CUL DE SAC IN THIS SOUGHT AFTER LOCATION WITHIN
WALKING DISTANCE OF LOCAL SHOPS & THE TRAIN STATION.
VIEWING RECOMMENDED**



West Mill Crescent, Carey, Wareham BH20 4BW

PRICE £400,000



3 BED DETACHED BUNGALOW

TOTAL FLOOR AREA : 744 SQ. FT. (68.7 SQ. M.)

We warrant every dimension has been taken to ensure the accuracy of the floor plan. Detailed floor measurements of doors, windows, rooms and any other items are approximate and full responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The location, size and appearance of any item shown are not intended and no guarantee as to their capability or efficiency can be given.
Made with MyPlanSpace

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

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The Property:

This well presented bungalow is accessed via a composite door with opaque glass panels and an additional window to the side into the entrance hallway which has wood flooring that extends out to the three bedrooms. There is a cupboard housing the consumer unit, access to the loft via a hatch and a radiator.

The modern kitchen has oak effect units at base and eye level with an electric hob set into the work surface. There is an integral oven and grill, space & plumbing for a washing machine & dishwasher. There is also space for a freestanding fridge/freezer. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The floor is tiled throughout & there is space for a dining table if desired. A upvc double glazed window looks out to the front aspect with a matching opaque upvc door leading out to the side aspect. A door gives access to the lounge.

The lounge has double doors leading out to the rear garden and a upvc double glazed window with a radiator beneath. A feature of the room is a brick built fireplace currently with a wood burner, there are also two radiators.

The master bedroom has a upvc double glazed window overlooking the rear garden with a

radiator beneath. The room benefits from an integral double sliding door wardrobe.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator.

The third bedroom is a single room which could also be used as a home office with a upvc double glazed window to the front aspect with a radiator beneath.

The fully tiled bathroom has a suite comprising of a bath with a rainfall shower, wc & a wash hand basin with a vanity unit below. There is also an extractor fan, spotlights, an opaque double glazed window to the front aspect and a heated towel rail.

Parking:

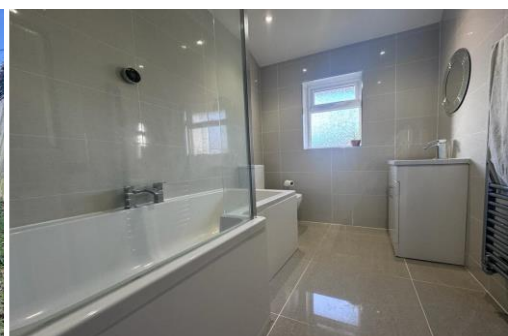
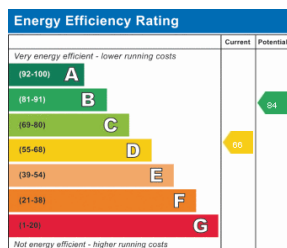
The bungalow has off road parking on a driveway in front.

Garden:

The southerly rear garden has a patio area abutting the property, it is mostly laid to lawn & enclosed by fencing & hedging with a shed at the rear of the garden.

Measurement

Lounge	16'6" (5.03m) x 11'7" (3.54m)
Kitchen	14'7" (4.44m) x 10'11" (3.33m)
Bedroom 1	11'11" (3.64m) x 10'11" (3.32m)
Bedroom 2	10'10" (3.32m) x 8'11" (2.72m)
Bedroom 3	7'11" (2.42m) x 7'11" (2.41m)
Bathroom	8'6" (2.61m) 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.