



The Briars, Wareham

Situated in the sought after village of Wool, this modern and beautifully presented two bedroom home offers well proportioned accommodation throughout. The property comprises a well equipped kitchen, a spacious lounge/dining room, a family bathroom, a ground floor W/C, and a good sized loft room. Additionally, the home boasts ample built-in storage solutions throughout. Externally, the property benefits from an enclosed rear garden and is complete with an allocated parking space to the rear. EPC rating C.

Price guide £260,000



Situation

Situated in the popular village of Wool, near Wareham, the property enjoys a convenient location close to a range of everyday amenities including local shops, cafés, and public houses. Wool also benefits from a mainline railway station with services to Weymouth, Dorchester, and London Waterloo, making it well placed for commuters. The surrounding area is renowned for its beautiful Dorset countryside and proximity to the Jurassic Coast, while the historic market town of Wareham is just a short drive away, offering a wider selection of shopping, dining, and leisure facilities.

Entrance

On approaching this attractive home, a picket gate opens onto a pathway leading to the part-glazed front door, with slate chippings to either side and a flower bed abutting the boundary. The door opens into the entrance hallway, which provides access to the kitchen and the ground floor W/C. A further door leads into the living/dining room, where the staircase rises to the first floor. The ground floor W/C comprises a hand wash basin with vanity storage beneath and a W/C.

Kitchen

The kitchen is fitted with a range of wall and base level units with work surfaces over and matching up-stand, incorporating a one and half bowl sink with mixer tap and drainer and an Integral oven and four-ring gas hob with extractor hood above, the work surface provides space for additional appliances. The front aspect window allows plentiful natural light to fill the room and stylish wood effect flooring completes the space.

Lounge

The lounge/dining room is well proportioned, with wood-effect flooring flowing throughout the living space, while neutral décor creates a calm and welcoming atmosphere. The room benefits from rear-aspect double doors that open directly onto the garden, enhancing the sense of space and allowing plenty of natural light to fill the room. There is ample room for both living and dining furniture, and the area is further complemented by excellent storage solutions, including a useful under-stairs cupboard. From here, a staircase rises to the first floor.

Bedrooms

The first-floor landing provides access to both bedrooms and the family bathroom. Both bedrooms are double in size and benefit from built-in wardrobes. Bedroom one is filled with natural light from two front-aspect windows, while bedroom two also features fitted wardrobes, to which one provides access to the loft room via an internal staircase. Both rooms are well presented, decorated in neutral tones, and finished with carpet, continuing the calming and neutral tone of the home.

Bathroom

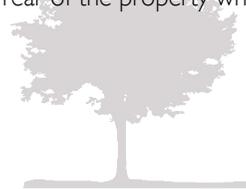
The modern family bathroom comprises a P-shaped, panel-enclosed bath with shower attachment and fitted screen, a W/C, and a wash hand basin. The stylish wood-effect flooring and half-tiled walls complete the contemporary finish.

The Loft Room

Access to the loft room is via stairs, housed in the wardrobe of the second bedroom. The room is fully boarded and completed with carpet and lighting. The space provides further excellent storage solutions, creating a well designed space that enhances the practicality of the home.

Externally

The well presented, rear garden offers a low-maintenance outdoor space, thoughtfully designed for both relaxation and practical use. A paved patio area abuts the property, providing the perfect spot for outdoor dining or entertaining, while the artificial lawn offers a neat, green area that requires minimal upkeep. The garden is enclosed by fencing, creating a private and secure environment. At the far end, a useful storage shed provides ample space for garden tools and equipment whilst a fence provides access to the rear of the property where the parking is allocated.



Agents Notes

We are advised there is a management fee of approximately £175.00 payable to Purbeck Gate Management Co for the upkeep and maintenance of designated communal areas.

There is a local Neighbourhood Plan available on the Dorset Council website. Please visit <https://www.dorsetcouncil.gov.uk/w/wool-neighbourhood-plan>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Services

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

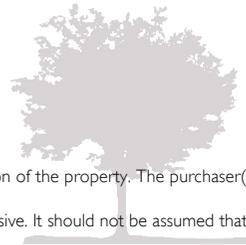
Tel: 01305 211970

The council tax band is C

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



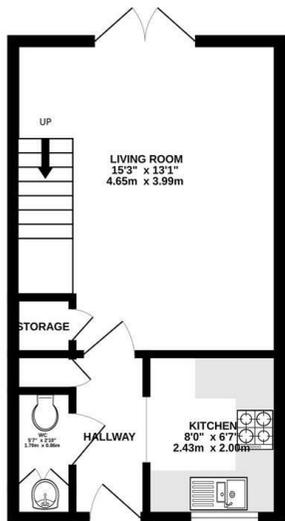
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

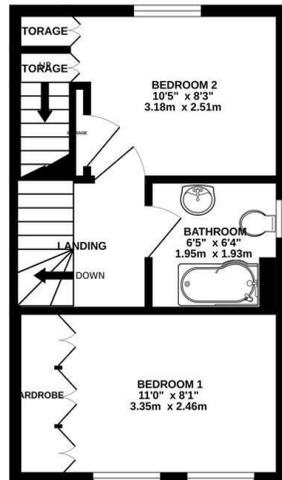
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



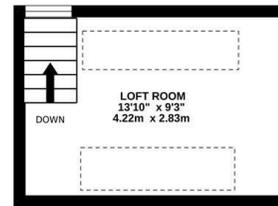
GROUND FLOOR
 305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
 283 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR
 122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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