



12 GARWOODS, SEAWARD ROAD, SWANAGE
£320,000 Freehold

This modern end of terrace townhouse is situated in a popular residential position, approximately 1 mile from the town centre and some 300 metres from Swanage beach and open country. It is thought to have been built during the 1980s of traditional cavity brick construction with part tile hung to the front elevation under a conventional pitched roof covered with concrete tiles.

Whilst in need of updating, the property offers good sized accommodation with views of the Purbeck Hills from the first floor, an easily maintained garden and off-road parking for two vehicles.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref: SEA1627

Council Tax Band D - ££2,558.82 for 202054/2025



The good sized, South facing living room welcomes you to this modern townhouse property. Beyond, the kitchen/dining room is fitted with a range of cream fronted units, contrasting worktops, integrated oven and gas hob and has access to the enclosed rear garden through the reach porch. There is also a cloakroom on this level.

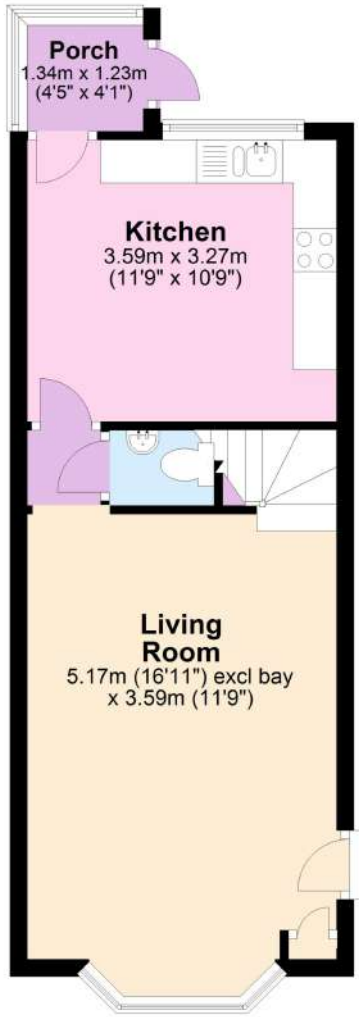
On the first floor there are two double bedrooms; the master is particularly spacious and is South facing with bay window. Bedroom two enjoys views of the Purbeck Hills in the distance. The bathroom is fitted with a coloured suite and completes the accommodation.

Outside, the front garden is mostly laid to gravel with shrubs. At the rear, the enclosed garden is partially lawned with shrub borders, a small paved patio and timber store. A gate leads through to the gravelled parking area with two dedicated parking spaces.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1LP**.

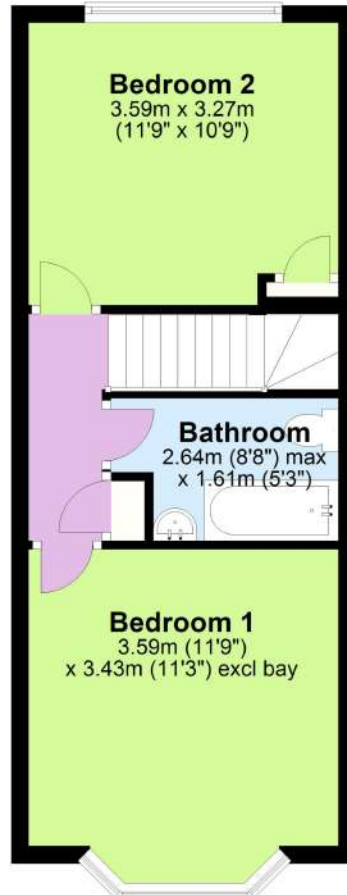


Ground Floor



Total Approximate Floor Area
71m² (764 sq ft)

First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

