



20 ANGLEBURY AVENUE, SWANAGE
£595,000

This detached chalet residence is well situated at the end of a small cul-de-sac on the northern outskirts of Swanage about three quarters of a mile from the town centre and some 500 metres from the seafront. It is thought to have been built around the late 1960s/early 1970s and is of traditional cavity construction, externally cement rendered with a Tyrolean finish under a pitched roof covered with concrete interlocking tiles.

Whilst in need of updating 20 Anglebury Avenue offers, well planned spacious accommodation with some views of the Purbeck Hills from the first floor, good sized garden, garage and parking for several vehicles. It also has the benefit of solar panels fitted at the rear of the property which generates a good yield.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, sandy beach and is an attractive mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref ANG1842

Council Tax Band E



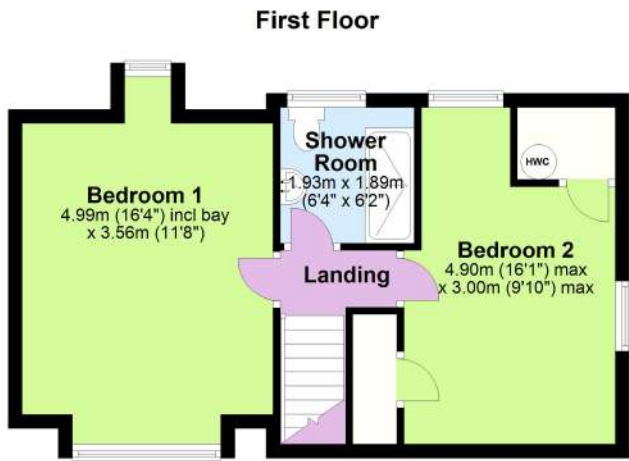
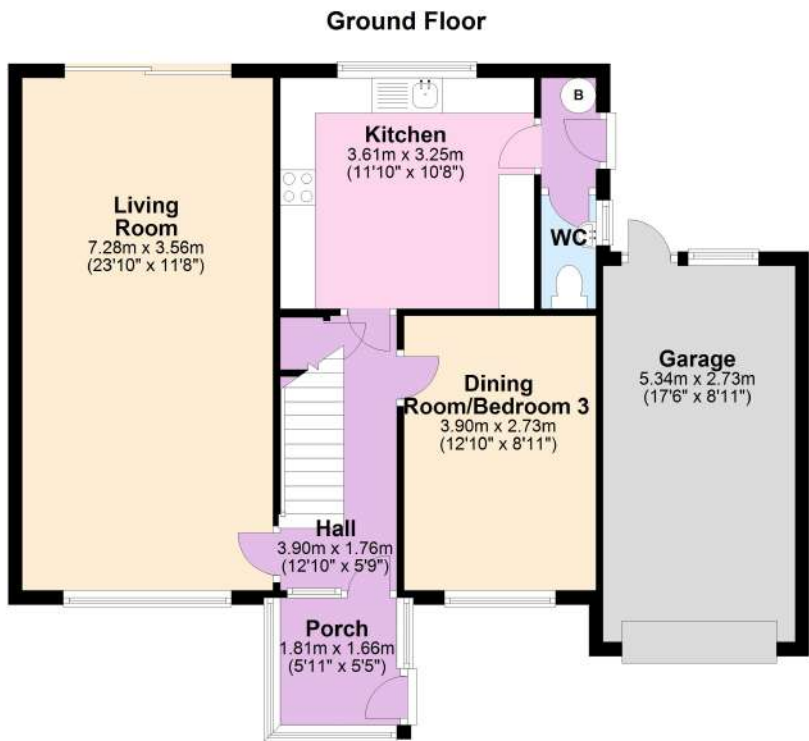
The porch leads through to the entrance hall, welcoming you to this detached family home. Leading off, the exceptionally large living room spans the depth of the property with large picture window to the front and sliding doors opening to the rear garden. The large kitchen is fitted with an extensive range of fitted units, contrasting worktops and gas hob with space for automatic washing machine and fridge/freezer. The dining room, which could also be used as a third bedroom, and a cloakroom completes the accommodation on this level.

On the first floor there are two generous double bedrooms, bedroom one is dual aspect. Both rooms have the advantage of some views of the Purbeck Hills in the distance. The family shower room is fitted with a white suite including a large step in shower with glazed screen.

Outside, the front garden is partially lawned with flower/shrub beds and border. A wide brick paved driveway provides off road parking for several vehicles and leads to the attached garage. At the rear the West facing garden is mostly laid to lawn with a paved patio area and shrubs.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1QP**.





Total Habitable Floor Area Approx. 98m² (1,055 sq ft)



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	57	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Current: 57, Potential: 87

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.

