

LINNETS, 3B BON ACCORD ROAD, SWANAGE
£865,000 Freehold

Standing at the end of a shared private drive, this substantial linked-detached bungalow is situated in an excellent location at South Swanage, approximately one third of a mile from the town centre and within 500 metres of open country at Townsend Nature Reserve and Durlston Country Park.

Offering well planned accommodation which flows naturally throughout, in our opinion there is scope for further development, subject to planning consent. The gardens are attractively landscaped and are a particular feature of the property.

Linnets is thought to have been built during the 1980s and is of traditional cavity construction with external elevations of part Purbeck stone, the remainder being cement rendered under a conventional pitched roof covered with concrete Pantiles.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. Durlston Country Park is close by and is a gateway to the Jurassic Coast World Heritage site. It is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

A viewing is highly recommended to appreciate this property. Postcode **BH19 2DN**. All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284.



The entrance hall welcomes you to this fine property and is central to the accommodation. The generously sized living room is at the rear of the property and is particularly light with double glazed sliding doors leading to the landscaped garden. A throughway leads to the dining room which also enjoys views over the garden. The spacious kitchen/breakfast room is at the front and is fitted with an extensive range of units including integrated appliances including gas hob, electric oven and dishwasher. The spacious utility room is fitted with worktops and a range of fitted cupboards, stainless steel sink, plumbing for automatic washing machine and has a stable door to the rear porch.

The principal bedroom is particularly spacious and light with dual aspects. It has the benefit of an en-suite wet room. Bedroom 2 is also a good sized double and is fitted with a range of fitted wardrobes. Both bedrooms 1 and 2 are situated at the rear of the property overlooking the garden. Bedroom 3 is currently used as a study and is situated at the front. A family bathroom completes the accommodation.

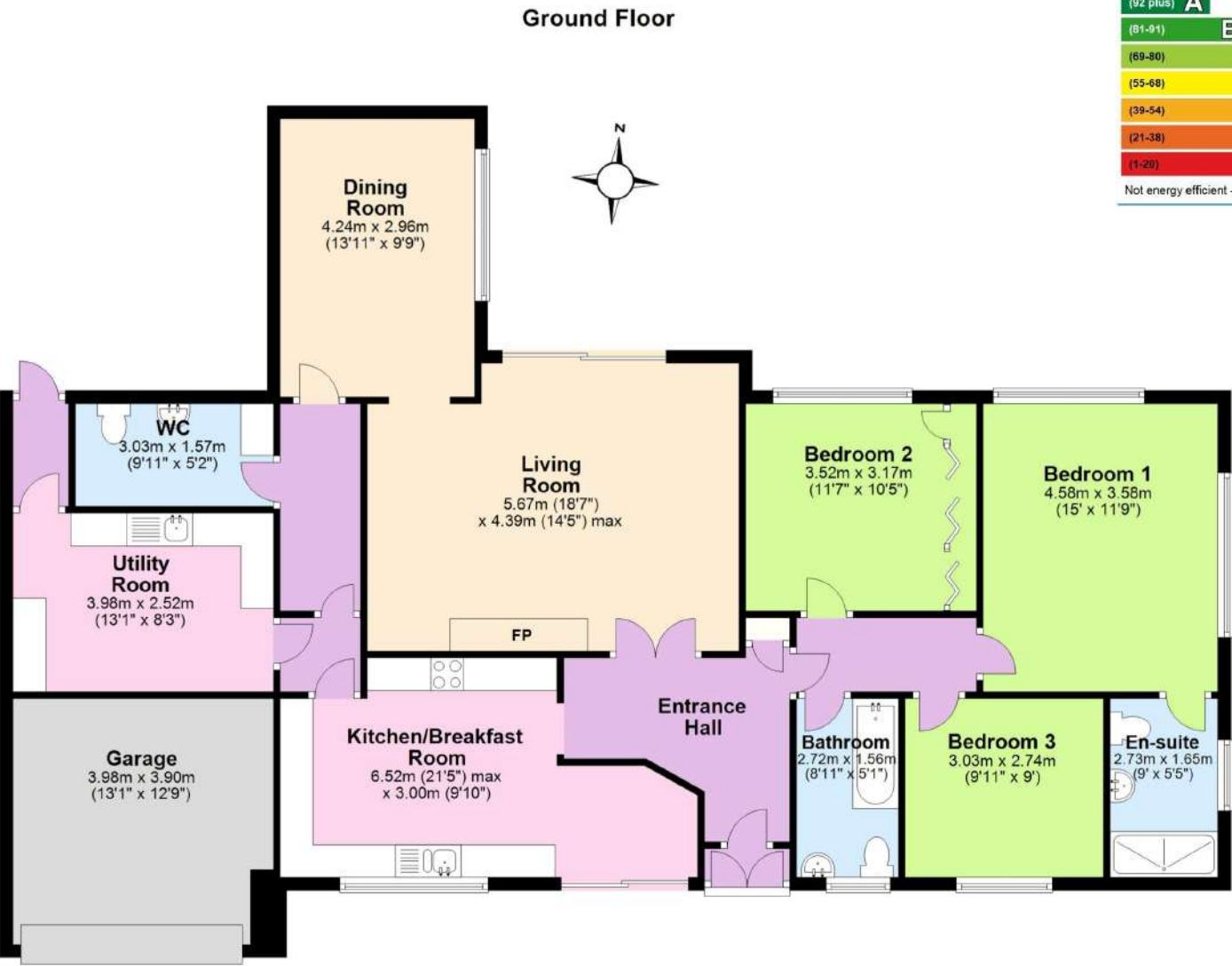
Outside, the front garden is partially Purbeck stone paved with lawned area and ornamental trees. There is an attached garage with electronically operated up and over door. The most attractive rear garden has been well tended by the current owner and is bound with mature hedging and trees. The garden is well stocked creating interest throughout the seasons with lawned areas, shrub borders, paved terrace, summer house, timber garden shed and greenhouse.

Property Reference BON2084

Council Tax Band F - £3,884.75 for 2025/2026



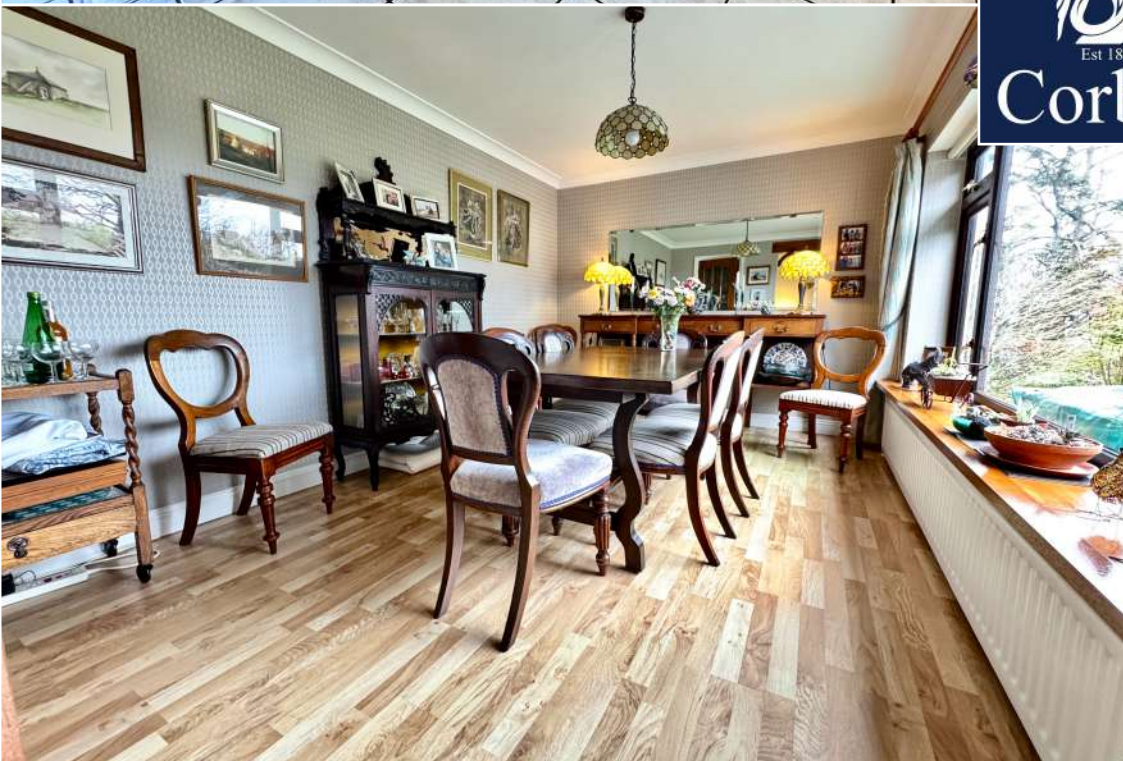
Scan to View Video Tour



Total Approximate Floor
Area 109m² (1,173 sq ft)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential

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.



Linnets, 3b Bon Accord Road, Swanage

