



Taunton Road

Swanage

BH19 2BU

**WELL PRESENTED CHARACTER COTTAGE IN CENTRAL TOWN LOCATION,
OPEN PLAN LIVING, 2 DOUBLE BEDROOMS – GREAT MAIN HOME OR
HOLIDAY HOME**

Guide Price £275,000

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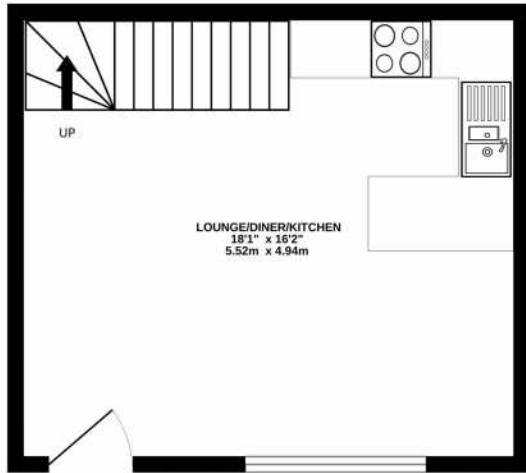
Swanage is well known for being a family orientated seaside town, with the sandy beaches of Swanage Bay, Studland Bay and

Shell Bay within a short walk or drive. The town has a diversity of shops, restaurants, cafes, public houses and attractions such as the Historic Swanage Steam Railway, The World Heritage Jurassic Coast and South West Coastal Path as well as all local amenities and schools.

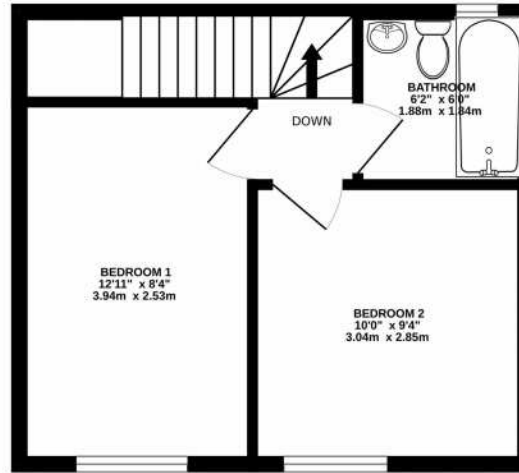
Windjammer is a well presented, character, mid-terraced cottage, originally part of The Ship Hotel which was converted into a mixture of cottages, maisonettes and flats approximately 25 years ago.

The Front Door opens directly into the spacious, open plan Living Accommodation, a light and bright room with ample space for comfortable seating, dining table and chairs. The Kitchen is defined by a double width worktop providing workspace and breakfast bar overlap. The Kitchen has been stylishly designed fitting perfectly with a seaside cottage feel. Blue base units with matching wall shelving provides more than enough storage space, the worktop is inset with a sink and gas hob with integral oven under and extractor hood over. Services for a washing machine are provided in the under-stair cupboard.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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First Floor – Stairs lead up from the Ground Floor to two lovely double Bedrooms, both facing the front of the cottage. The Bathroom comprises of bath with overhead shower and screen, wash basin, w.c. and heated towel rail.

TENURE: Leasehold - 125 year lease from January 2001

COUNCIL TAX: Band C

EPC RATING: D

MAINTENANCE CHARGES: £3,468.93 per annum

AST & HOLIDAY LETS PERMITTED

PETS AT THE DISCRETION OF THE MANAGEMENT COMPANY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Viewing by appointment through sole agents:

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