



Russell Avenue
Swanage, BH19 2ED

 3  2  1  D

£549,950 Freehold



Russell Avenue

Swanage, BH19 2ED

- Attached Cottage
- Peaceful Premier Location
- Two Bedrooms & Guest Room/
Study
- Flexible Accomodation
- Allocated Parking
- Open Living Space with Log Burner
- No Forward Chain
- South & West Aspect Patio Garden
- Bathroom
- Stunning Walks Nearby



****3D VIRTUAL TOUR AVAILABLE****

This COTTAGE In a PEACEFUL LOCATION off PREMIER RESIDENTIAL AVENUE with OPEN COUNTRYSIDE in Close Proximity is Offered for Sale with NO FORWARD CHAIN.

This single storey, attached cottage was formerly part of Scarbank House, a manor house built around the turn of the 19th Century converted into 3 self-contained properties in the early 1970s. It is situated in a premier residential cul-de-sac on the southern outskirts of Swanage in very close proximity to countryside and Durlston Country Park around half a mile from



the town centre amenities, sea front and seaside attractions.

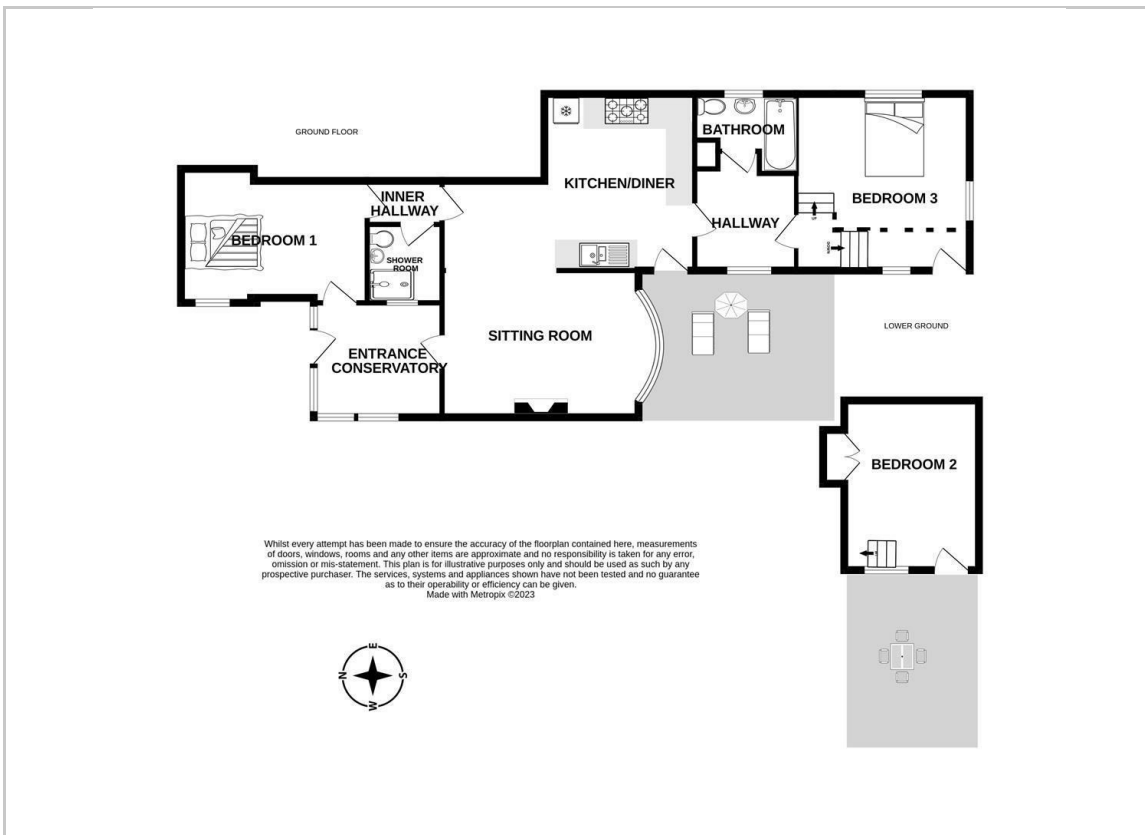
Enter through a tiled conservatory/porch, a useful space for outdoor boots and coats, and into the generous living area which has a large feature bay window with southerly aspect overlooking a Purbeck stone paved patio, and a wood burning stove which adds to the cosy ambience of this living area. From here, into the well arranged, kitchen/dining area, the hub of the property, with door onto the paved patio. The kitchen has ample worktops with cupboards under, wall units, a 6-burner gas range and opposite, inset sink with space for dishwasher. Through the dining area into an inner lobby, there is a useful shower room with tiled shower cubicle, washbasin and W.C. and further, the main bedroom which has a personal door into the porch.



Return through the kitchen and into a hallway linking the living area with 2 possible bedrooms. Off the hallway, a bathroom comprising bath with shower over, pedestal basin and macerator toilet. The mezzanine/bedroom has balustrade surround and benefits from triple aspect windows and plenty of light ingress. Descending a staircase, the lower floor is a space suitable as home office/work room or occasional guest room with a personal door to the front of the cottage.

This split-level cottage has local Purbeck stone walls under a flat roof, well insulated with 75mm (3in) Cellotex, and has the benefit of uPVC double glazing and gas heating





Additional Information

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy. Property type: Attached Split Level Cottage (conversion) Property construction: Standard construction. Tenure: Freehold Mains Electricity Mains Water & Sewage: Supplied by Wessex Water Heating Type: Gas EPC: D Council Tax: Band E Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/> All mains services.

Living Room

17'7" max x 10'2" max (5.38m max x 3.11m max)

Kitchen / Dining Room

19'4" x 13'1" (5.9m x 4.0m)

Main Bedroom

13'9" x 8'6" (4.2m x 2.6m)

En Suite

6'6" max x 4'7" (2.0m max x 1.42m)

Bathroom

8'5" max x 5'3" max (2.58m max x 1.62m max)

Mezzanie Bedroom

11'9" x 8'6" (3.6m x 2.6m)

Lower Floor

14'1" x 10'2" (4.3m x 3.1m)

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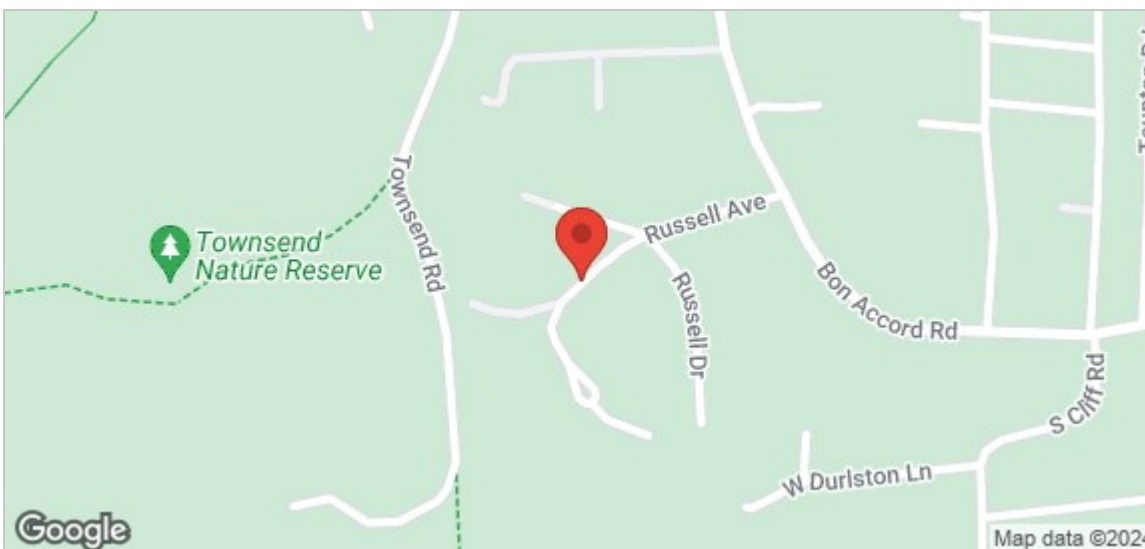
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Property construction: Standard construction
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
EPC: Council Tax: Band E

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

Disclaimer

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges,



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	