



Cauldron Barn Road

Swanage, BH19 1QF

 3  2  1  E

£612,500 Freehold


Hull
Gregson
Hull

Cauldron Barn Road

Swanage, BH19 1QF

- Beach and Town Centre within Walking Distance
- Chalet Bungalow
- Integral Garage & Driveway
- Investment Opportunity
- Modern Family Bathroom & Shower Room
- Set on a Sizeable Corner Plot
- Spacious Living/Dining Room
- Three Double Bedrooms
- Well-Appointed Kitchen
- Swanage





**** INTERACTIVE VIRTUAL TOUR AVAILABLE! ****

This well presented, **DETACHED CHALET BUNGALOW WITH 3 DOUBLE BEDROOMS** situated in a **SOUGHT-AFTER RESIDENTIAL LOCATION** within walking distance of Swanage Sea Front. Ideal **FAMILY HOME** or **INVESTMENT OPPORTUNITY**.



This detached Chalet Bungalow is set on a sizeable corner plot on a quiet residential road a few minutes' walk to the beach and just over half a mile from Swanage town centre. Parks and open spaces are located nearby as well as Beach Gardens with its green bowls, tennis courts and putting green.



Approached by path from Cauldron Barn Road step through the front door into a generous hallway with stairs rising to the first floor and doors to ground floor rooms.

Into the kitchen which has wood-effect flooring, an attractive range of modern base and wall units offering ample storage. Inset into the oak effect worktop is the 1.5 bowl sink and drainer and ceramic hob with filtration hood over. Integral appliances include an eye level oven with microwave, and mounted on the wall is the boiler which serves the radiators and hot water. There is space for a fridge/freezer and serving hatch to the living/dining room. The kitchen window overlooks the rear garden and a rear door takes you to the parking area.

The living-dining room spans the length of the ground floor, has a feature fireplace and a radiator at each end. Four windows flood this spacious room with light. Return to the hallway and into the good sized double bedroom which has a southerly aspect and the benefit of a wash basin with adjacent heated towel rail. Next to the bedroom a convenient shower room with corner shower, WC and pedestal wash basin. From the hallway an internal door opens into the garage, currently used for storage with plumbing for a washing machine. Via split level staircase to the first floor, a bright landing leads to Bedroom 2 which has dual aspect windows and double built-in double wardrobe.



Ground Floor



First Floor



Living Room
22'5" x 12'2" (6.85 x 3.72)

Kitchen
11'6" x 9'8" (3.52 x 2.95)

Bedroom One
11'7" x 11'5" (3.55 x 3.48)

Bedroom Two
11'11" x 11'6" (3.65 x 3.52)

Bedroom Three
10'7" x 8'3" (3.25 x 2.53)

Additional Details

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.

- Tenure: Freehold
- Council Tax Band: N/A Rateable Value from 1/4/23 £3600 p.a.
- Property type: Chalet Bungalow
- Property construction: Bricks and Mortar
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/EPC>: tbc

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, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	51	80

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		