



**Cauldron Crescent**  
Swanage, BH19 1QL

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# Cauldron Crescent

Swanage, BH19 1QL

- Three Bedroom Chalet Bungalow
- Sought After Residential Location
- Open-Plan Kitchen/Living/Dining Room
- Flexible Accommodation
- Two Bathrooms
- Beautifully Presented
- Spacious, Bright and Airy
- Attached Garage & Parking for 2 Vehicles
- Large Westerly Facing Patio & Garden
- Short Distance to Beach Gardens & Sea Front





**\*\*DRONE VIDEOGRAPHY AVAILABLE\*\***

Located in the SOUGHT-AFTER residential area on a PEACEFUL RESIDENTIAL CRESCENT this THREE BEDROOM CHALET BUNGALOW has BRIGHT & AIRY, OPEN-PLAN ACCOMMODATION and the benefit of ATTACHED GARAGE and LARGE WESTERLY-FACING GARDEN to the rear.

The bungalow is located in the Cauldron/Durberville area approximately half a mile from the town centre, a short distance to Beach Gardens with its green bowls, tennis courts and putting green, and about 800m on foot to the sea front.



This delightful property has been updated in recent years to allow for maximum light ingress and it features in particular double, floor to ceiling sliding doors opening onto the beautiful rear garden and a first floor mezzanine-style landing with an impressive second bedroom and a bathroom/shower room on this floor.

A paved driveway offering parking for two cars leads to the front of the property and main entrance door into an entrance hallway with stairs rising to the first floor. From here into the very spacious, open-plan kitchen/living dining area. With a dual aspect to the front and rear of the property, this light-filled room comprises modern kitchen with a 'c' shaped range of modern white wall and base units with wood-effect worktops, integral electric oven with gas hob and filtration hood over and space for fridge/freezer and plumbing for a dishwasher and washing machine. The kitchen opens into the dining and living areas. From here through to the paved patio, perfect for afternoon and evening entertaining or dining and the open, landscaped rear garden which is mostly laid to lawn with mature shrub and flower borders.



The property boasts two ground-floor bedrooms with bedroom two having a door direct to the shower room with corner shower, wash-basin and low-level W.C. and second door to the hallway. Bedroom three accesses the patio and garden through double sliding doors.

On the first floor, the landing has natural illumination through a skylight and space for desk and computer. From here to the spacious main bedroom overlooking the rear garden, benefiting from a range of built-in wardrobes and sky light. A separate bathroom with fully tiled walls has a modern white suite comprising panelled bath, corner shower cubicle with mains operated shower, wash basin and WC.

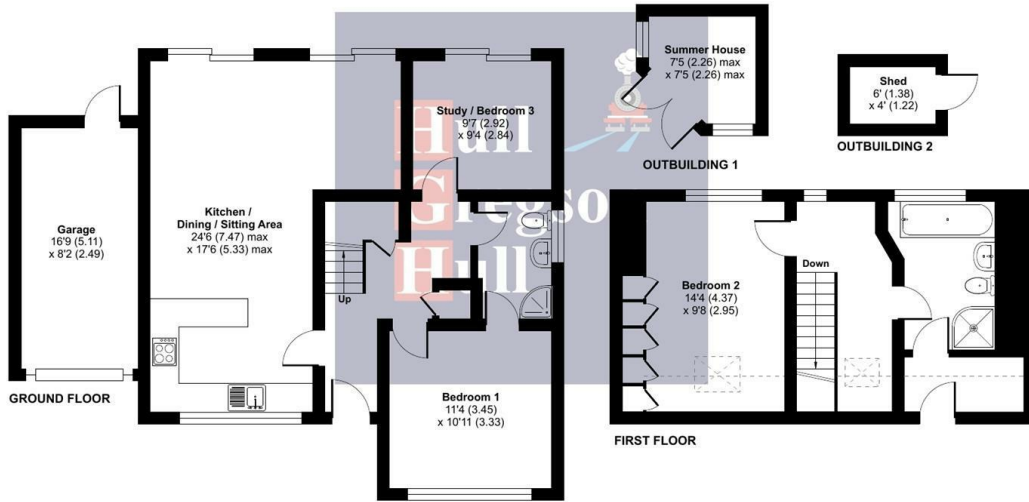
An attached garage measuring 5.05m x 2.48m has an up and over door and personal door to the rear garden. The lovely garden also includes a timber summerhouse and garden store.

## Cauldron Crescent, Swanage, BH19

Approximate Area = 1108 sq ft / 102.9 sq m  
 Limited Use Area(s) = 57 sq ft / 5.2 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Outbuilding = 72 sq ft / 6.6 sq m  
 Total = 1374 sq ft / 127.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhccom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1119593

### ENTRANCE HALL

### KITCHEN/LIVING/DINING ROOM

24'6" x 17'5" (7.47m x 5.33m)

### BEDROOM 1

11'3" x 11' (3.43m x 3.35m)

### BEDROOM THREE/STUDY

9'6" x 9'3" (2.92m x 2.84m)

### SHOWER ROOM

### LANDING

### BEDROOM TWO

14'4" x 9'8" (4.37m x 2.95m)

### BATH/SHOWER ROOM

### 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: Chalet Bungalow

Property construction: Standard

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### 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 firm's 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	85

#### Environmental Impact (CO<sub>2</sub>) Rating

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