



Rabling Road
Swanage, BH19 1EG

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- Detached Bungalow
- 2 Bedrooms
- Large Sitting Room/Dining Room
- South Aspect with View to Countryside
- Pretty Front Garden and Sizeable Rear Garden
- Garage and Driveway Parking for Several Vehicles
- Sought-After Residential Location
- Approximately 1/2 Mile from Town Centre
- STTP Scope for Loft Conversion
- No Forward Chain





**** PROPERTY VIDEOGRAPHY AVAILABLE****

A DETACHED BUNGALOW in a SOUGHT-AFTER LOCATION with SOUTHERLY, OPEN ASPECT and with the benefit of LARGE REAR GARDEN, GARAGE, CAR PORT and ample OFF-ROAD PARKING. There NO FORWARD CHAIN and POTENTIAL for RENOVATION or EXTENSION STPP.



Ascend the driveway and along a paved pathway above the pretty, tiered and walled front garden to approach the front of this 1930's bungalow. A few steps rise to the integral porch, useful for outdoor shoes and coats, and then into the main hall where doors lead to a southerly facing bedroom and into the sitting/dining room.



The first bedroom is bright with sunlight flooding through a bay window and it has the benefit of a built-in double mirrored wardrobe. The 24' sitting/dining room has both southerly and westerly aspects with bay windows offering maximum light ingress and countryside views to the South. The sitting/dining room leads directly into the kitchen which has a pleasant outlook over the expansive, tiered rear garden and door into the conservatory. The kitchen has fully tiled walls and floor and a range of worktops, cupboards and drawers offering ample storage space. Gas oven with grill, gas hob with filtration hood over are all integral and there is ample space for washing machine and fridge/freezer.

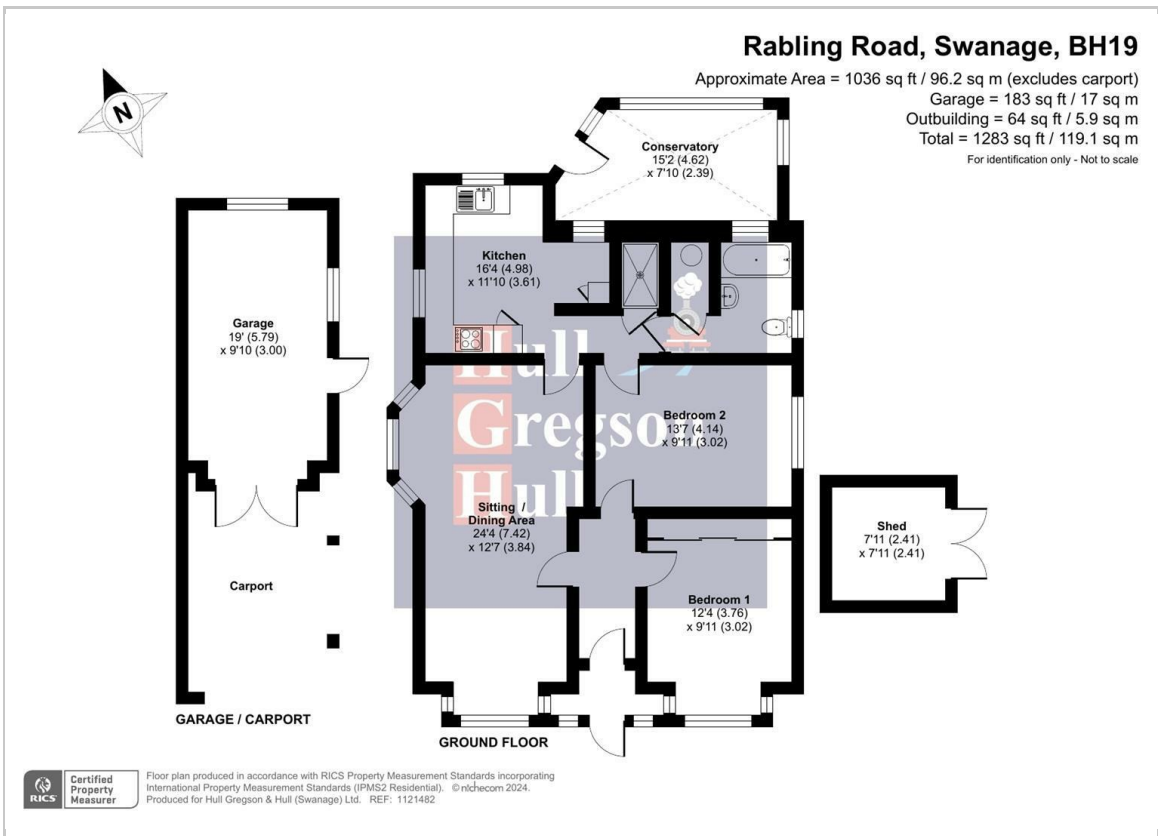
Bedroom two is also accessed from the main entrance hall with a separate door into the rear hallway. From here the bathroom comprising panelled bath, pedestal basin and WC has a hatch to the large loft space. A separate shower room has fully tiled walls and mains operated shower.



The fully glazed conservatory provides ample space for dining or relaxation whilst looking out onto the informal garden which slopes gently upwards for approximately 16m to a tree line separating the garden from open countryside.

To the side of the property a driveway offers parking for several vehicles and leads through a car-port to a single garage and behind this a timber garden store.

This property is situated in a favoured residential location an approximate 1/2 a mile level walk to the sea front attractions and town centre with all amenities including an array of shops and eateries. The bungalow does require some updating but offers scope for conversion of the loft space, subject to planning permissions.



Sitting/Dining Room
22'3" plus bay x 10'9" plus bay (6.8m plus bay x 3.3m plus bay)

Bedroom One
12'4" max x 9'10" (3.76m max x 3.02m)

Bedroom Two
13'6" x 9'10" (4.14m x 3.02)

Kitchen
16'4" max x 11'10" max (4.98m max x 3.61m max)

Bathroom

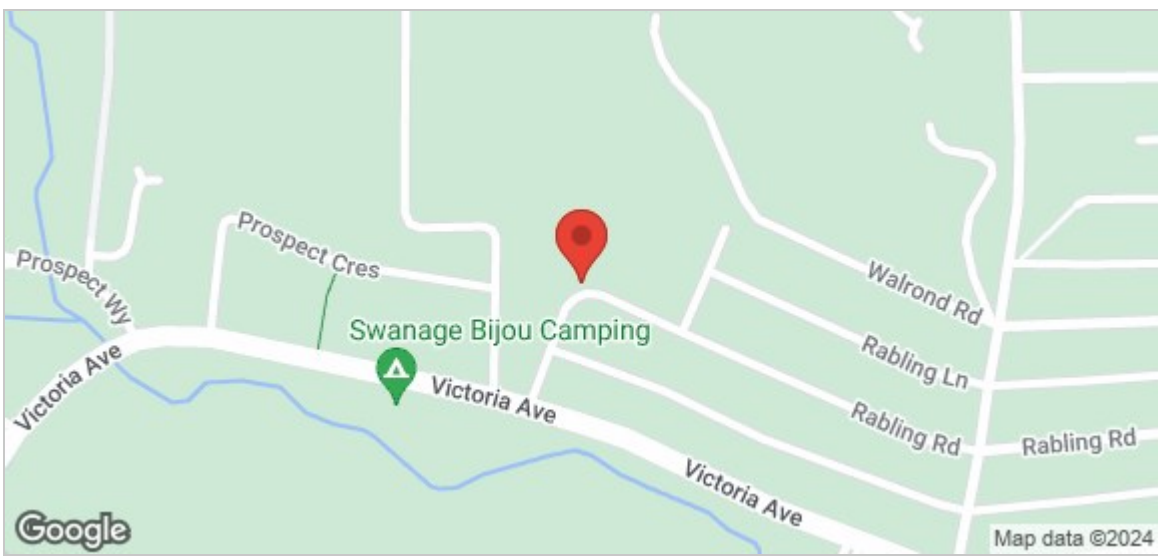
Shower Room

Conservatory
15' x 7'10" (4.57m x 2.39m)

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: Detached Bungalow
- Tenure: Freehold
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas fired central heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. 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		
58		79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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 ₂ emissions		
58		79
EU Directive 2002/91/EC		