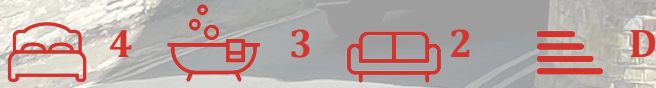


**Exeter Road**  
Swanage, BH19 2BL



**£570,000 Freehold**





# Exeter Road

Swanage, BH19 2BL

- Character Victorian End of Terrace House with Many Original Features
- Close to Town Centre and 200m from the Seafront
- 4 Large Bedrooms
- Lounge Opening into Dining Room
- Bright and Spacious
- Accommodation over Three Floors
- Tiled and Heated Utility Basement
- Courtyard Garden to Rear
- Very Well Maintained
- No Forward Chain







This **SPLENDID VICTORIAN END OF TERRACE HOUSE** located in the **HEART OF SWANAGE**, offering **SPACIOUS ACCOMMODATION** over three floors and with **MANY PERIOD FEATURES RETAINED**, must be **SEEN TO BE APPRECIATED** and is offered for sale with **NO FORWARD CHAIN**.

Over a pathway with a small walled planting area to the front of this very attractive property, an entrance door opens into an ornate original tiled hallway and stairs with wooden banisters rise to the first floor.

The lounge, with westerly facing bay window sits to one side of the hallway opening into the dining room, both with original stripped and stained floorboards, original fireplaces, picture rails and skirtings; light filters through from opposite ends of this pleasing reception area and a hatch in the floor lifts to reveal steps leading to a tiled and heated utility cellar, great for storage, with a small door to the outside of the house.



The modern galley style kitchen has dual aspect windows and comprises a range of worktops with eye-catching tiled surround, inset with stainless steel sink; a gas hob with an electric under oven and filtration hood over and a provision of space for a washing machine, dishwasher and fridge/freezer. A glazed door opens to an enclosed patio courtyard with steps and a gate to Taunton Road. The courtyard is a superb place to sit, relax and enjoy the glorious sunshine, especially during the warmer months.

A small cloakroom with WC and washbasin sits neatly beneath the stairs.

On the bright first floor the spacious main bedroom has a decorative period fireplace and a range of built in mirrored wardrobes. The second bedroom on this floor will also house a double or twin beds and the family bathroom has fully tiled walls and floor and comprises an attractive white suite of bath with bath-mounted shower, WC and washbasin combination cupboard and a fully tiled shower recess with opaque glass window and skylight.



A split level staircase provides storage cupboards and rise to the second floor where two further rooms, both with dormer windows, provide further flexible accommodation each room having space for double beds or freestanding office furniture.

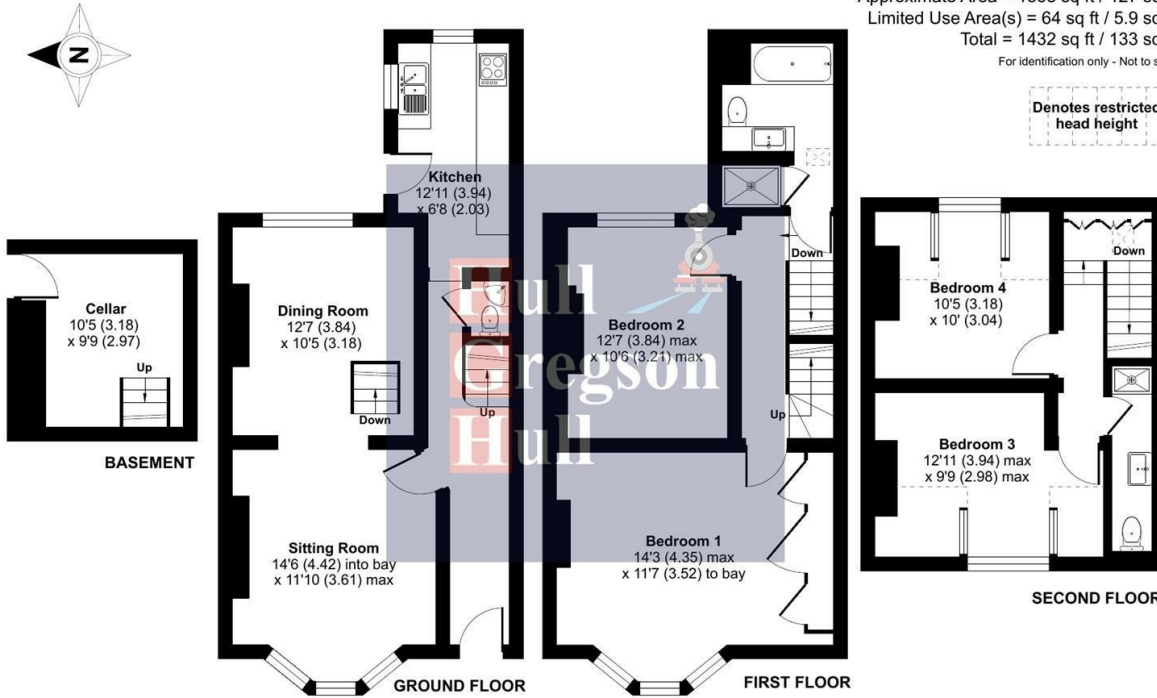
On this top floor a shower room comprises a tiled shower cubicle with glazed door, WC and washbasin and a loft hatch over the landing provides full width, floorboarded attic storage space.

This tastefully decorated well appointed and maintained property is in an ideal position close to Swanage Town Centre, beach and all local amenities and attractions including the promenade, Victorian Pier and must be seen to appreciate its character.

The property is successfully run as a holiday let and offers substantial income potential.

## Exeter Road, Swanage, BH19

Approximate Area = 1368 sq ft / 127 sq m  
 Limited Use Area(s) = 64 sq ft / 5.9 sq m  
 Total = 1432 sq ft / 133 sq m  
 For identification only - Not to scale



**Sitting Room 14'6" x 11'10" (4.42m x 3.61m)**

**Dining Room 12'7" x 10'5" (3.84m x 3.18m)**

**Kitchen 12'11" x 10'6" (3.94m x 3.21m)**

**Cloakroom WC**

**Bedroom One 14'3" x 11'6" (4.35m x 3.52)**

**Bedroom Two 12'7" x 10'6" (3.84m x 3.21m)**

**Family Bathroom**

**Bedroom Three 12'11 x 6'4 (3.94m x 1.93m)**

**Bedroom Four 10'5" x 9'11" (3.18m x 3.04m)**

### 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: End of Terrace House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

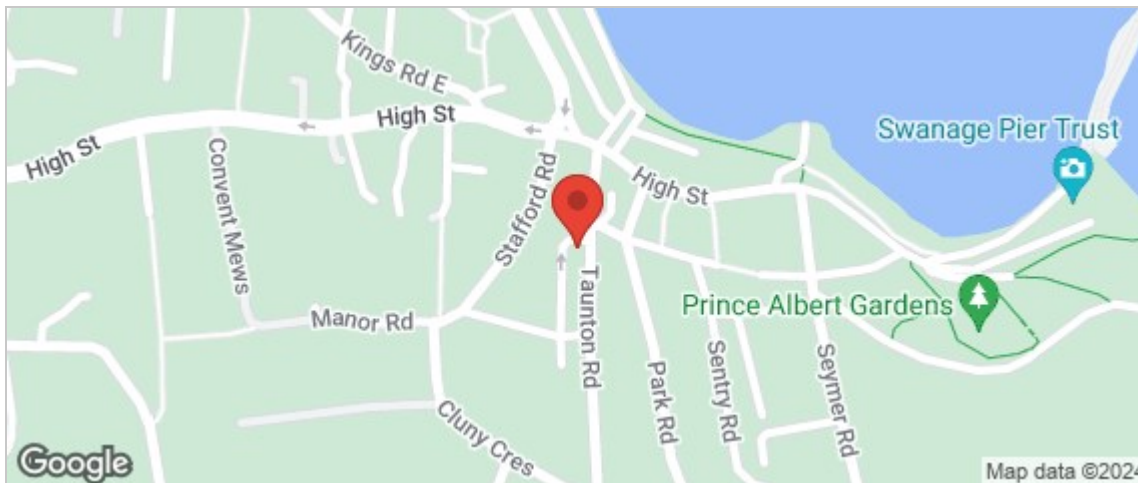
Heating Type: Gas Central Heating

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



Certified Property Measurer

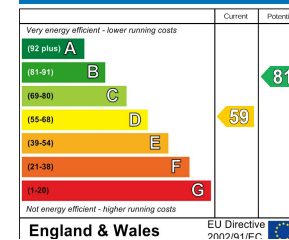
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1161939



### 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.

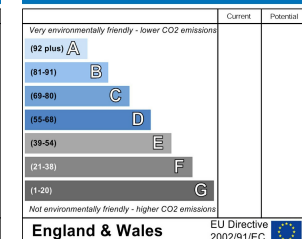
#### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

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



England & Wales

EU Directive 2002/91/EC