



13 MANWELL ROAD, SWANAGE
£465,000 Freehold

This detached chalet style bungalow is pleasantly situated in a popular residential area approximately half a mile from the town centre and some 200 metres from open country and the Townsend Nature Reserve. The original property was built in the late 1960s although extended in more recent times, and is of traditional cavity construction with part brick external elevations, the remainder being cement rendered under a pitched roof covered with concrete interlocking tiles and flat secondary roofs.

13 Manwell Road offers good sized family accommodation with views across the town to the sea and Purbeck Hills in the distance from the first floor. It also has the considerable advantage of an enclosed rear garden and off-road parking for two vehicles.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and has an attractive mix of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston County Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2QB**.



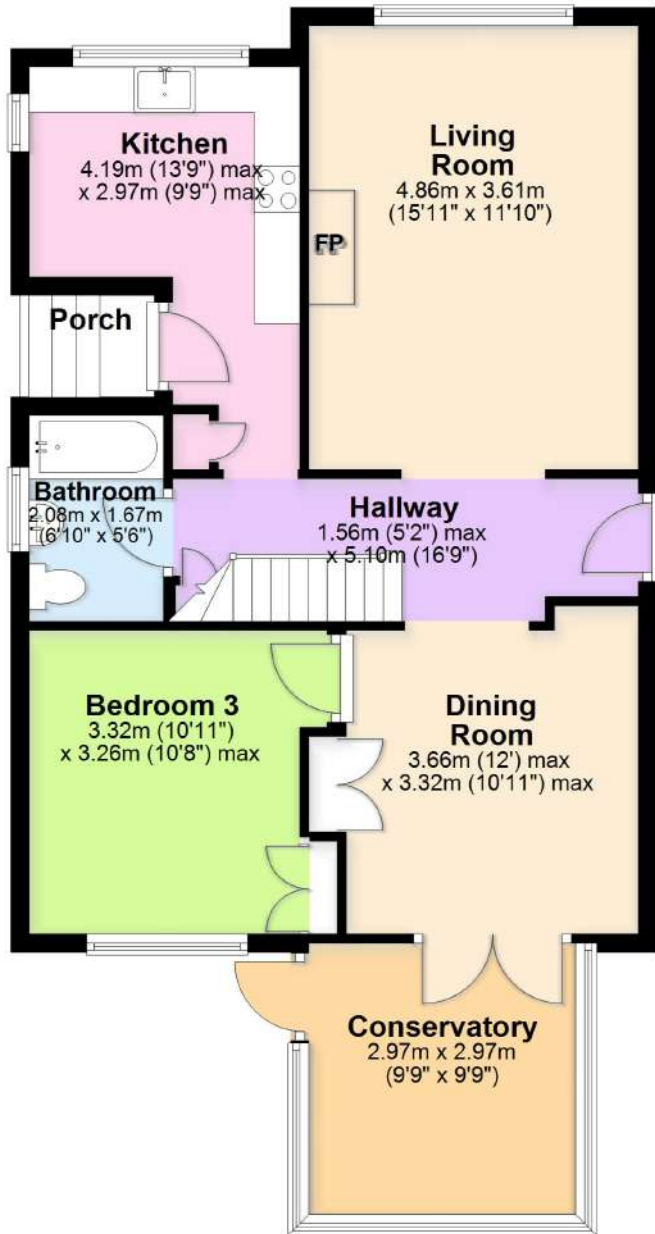
The side entrance leads to the hall which is central to the accommodation and welcomes you to this detached chalet bungalow. Leading off, the good sized living room is at the front of the property and has an attractive tiled fireplace and wooden floor. Opposite, the dining room offers a second reception room with double doors opening to glazed conservatory with views of the Purbeck Hills, which in turn gives access to the rear garden. The kitchen is fitted with a stylish range of blue units, contrasting worktops, Butler style sink, integrated electric oven and gas hob and has space for washing machine. There is also a double bedroom and the family bathroom on the ground floor.

On the first floor there are two double bedrooms, each with eaves storage and impressive views of the Purbeck Hills and Swanage Bay. The rooms are interconnecting - ideal for families with children, providing separate sleeping areas, or as a bedroom suite with separate lounge or dressing area.

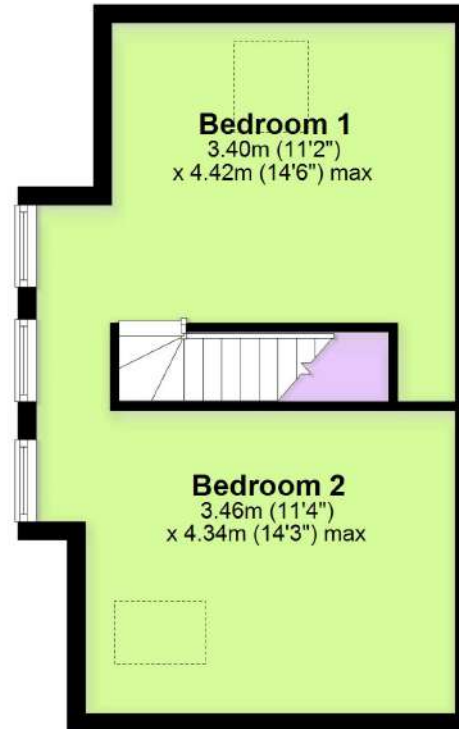
Outside, the gravelled front garden provides off-road parking for two vehicles. The enclosed rear and side garden is partially lawned with flower and shrub borders. A short flight of steps lead down to the paved lower level providing an al fresco dining/seating area. There is also a timber garden shed and gate giving side access.



Ground Floor

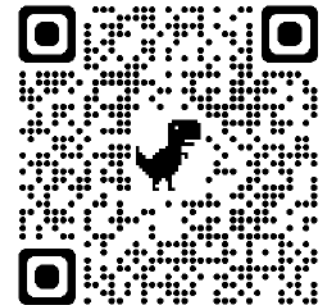


First Floor



Total Floor Area Approx. 69m² (743 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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