

Taunton Road

Swanage, BH19 2BU

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Asking Price
£229,950 Leasehold

Hull Gregson Hull

Taunton Road

Swanage BH19 2BU

- Two Bedroom Terrace Cottage
- Grade II Listed
- Town Centre Location
- Income Potential
- Open-Plan Living Quarters
- Characterful Features
- Holiday Lets Permitted
- Gas Central Heating
- Modern Bathroom
- No Forward Chain

















TWO BEDROOM COTTAGE BY THE SEA WITH HUGE INCOME POTENTIAL. AVAILABLE FULLY FURNISHED IF DESIRED

Very CONVENIENTLY SITUATED in Swanage town Centre, 'Windjammer' is an ATTRACTIVE TWO BEDROOM, Grade II listed Terrace Cottage which provides an EXCELLENT OPPORTUNITY to acquire a snug HOME or INCOME from holiday letting. It is ideally located just a few metres from all amenities including restaurants, shops and theatre. The promenade, beach, downland with coastal walks and the renowned Victorian Swanage Pier with Diver Training School are all in close proximity to the cottage. There is ample street parking close by and also a long stay public car park within easy walking distance.

Enter from Taunton Road into the cottage with the pretty whitewashed facade and royal blue paintwork of the row of cottages, formerly part of the old Ship Hotel.

The main room is westerly facing and features a large, almost wall length and traditionally paned windows with deep internal window sill which



enhances the airiness of this open-plan living and dining area. A seaside-blue themed kitchen sitting neatly to one side, simply arranged with worktops, breakfast bar, inset gas hob with oven under and inset sink. Display shelves add to the quaintness of the kitchen. There is a large utility storage cupboard under the stairs with space provided within for a fridge with freezer tray. There is a small second cupboard with space for a plumbed in washing machine.

The lounge area, an ideal space for repose after a day at the beach or clifftop walks, offers ample room to position a couch and easy chairs, coffee table and TV unit if desired plus dining table and chairs for informal dining.

A staircase turns and rises to a small landing with both bedrooms in pale decor and brightly illuminated from their westerly aspect. Bedroom One can be arranged as a twin room, though there is room for 3 single beds, and has a large storage space siting the gas boiler and offering use as a wardrobe.

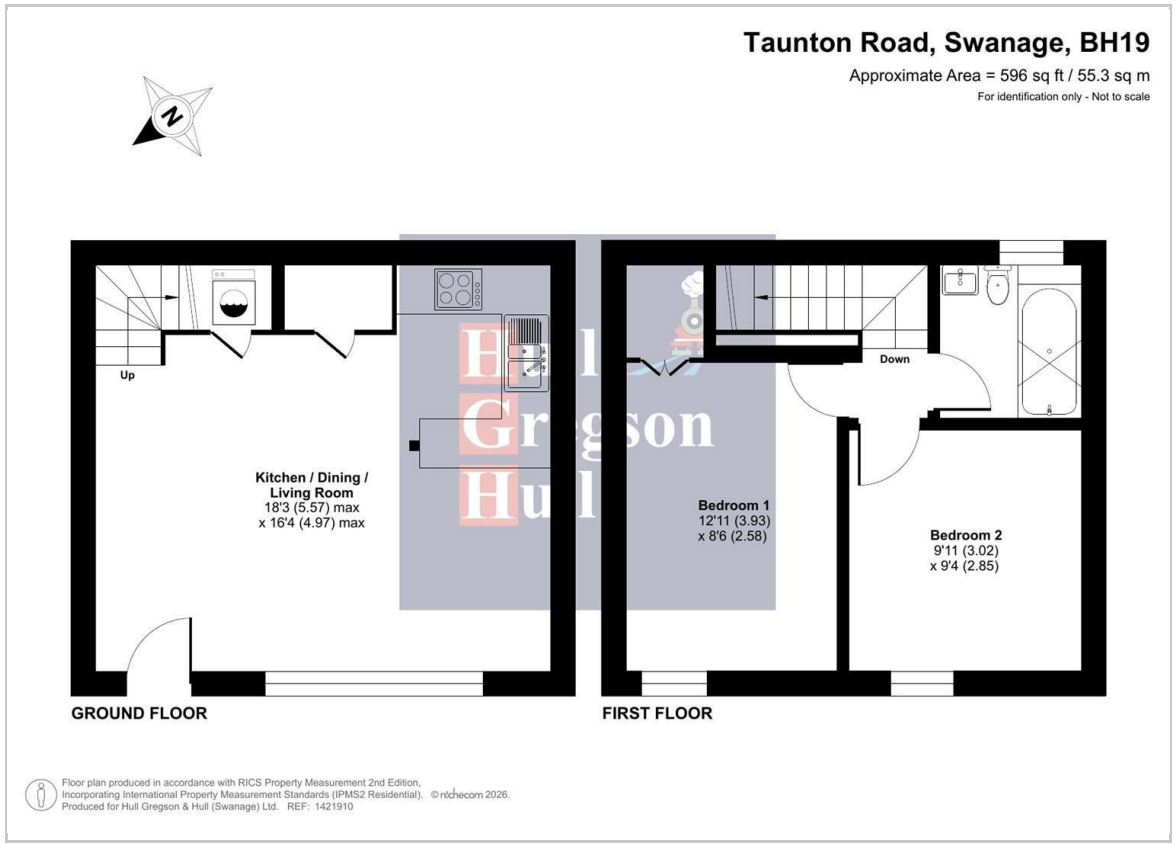


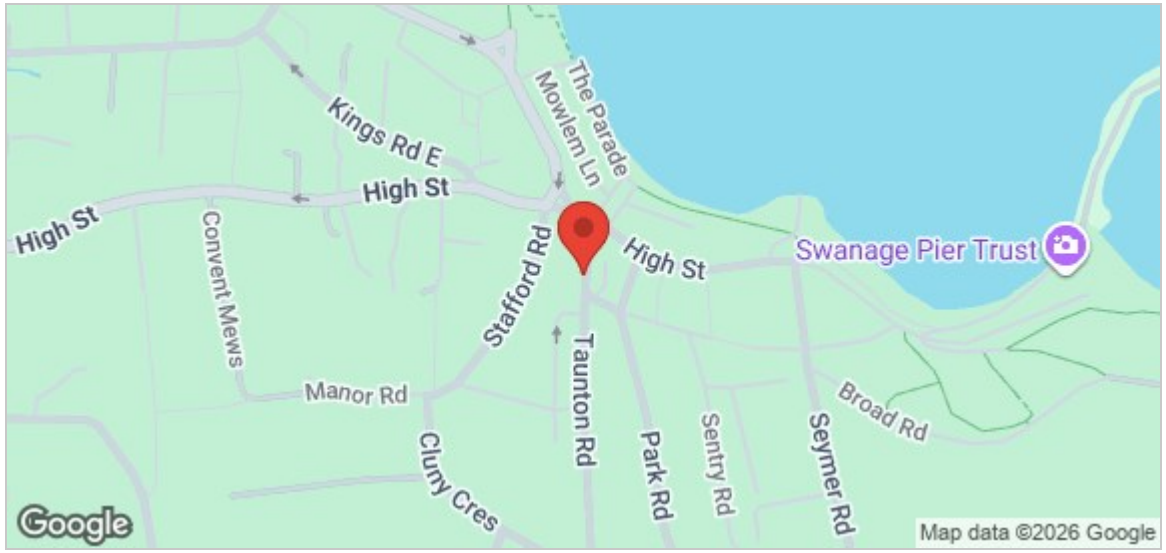
Bedroom Two has space for a double bed and both rooms afford space for some freestanding bedroom furniture.

The bathroom, continuing the seaside theme, comprises a modern suite of wood panelled bath with overhead shower, wash basin and WC.

"Chandlers." is a cluster of attached cottages each with a nautically themed name situated behind the old Ship Hotel which dates from the18th Century and is steeped in local history. Windjammer is a delightfully cosy cottage which has to be seen to be appreciated.

The property is currently used as a successful holiday let and generates an annual income of in the region £20,000 due to it's superb location in close proximity to the town and beach.





Living/Dining Room/Kitchen
18'3" max x 16'3" max (5.57m max x 4.97m max)

Bedroom One
12'10" x 8'5" (3.93m x 2.58m)

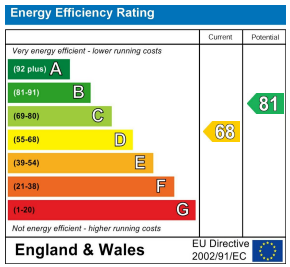
Bedroom Two
9'10" x 9'4" (3.02m x 2.85)

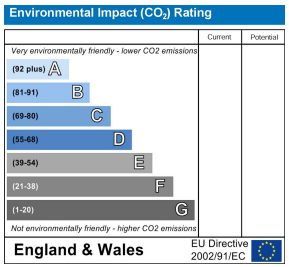
Bathroom

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: Terrace House
Property construction: Standard
Tenure: Leasehold. 101 years remaining with a ground rent of £100 per annum. Maintenance charge circa £3,500 per annum. Pets and all lets permitted. The vendors currently holiday let the property with an income which has the potential to exceed £20,000 per annum.
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/

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.





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