



Ilminster Road

Swanage, BH19 1PS



£40,000 Freehold



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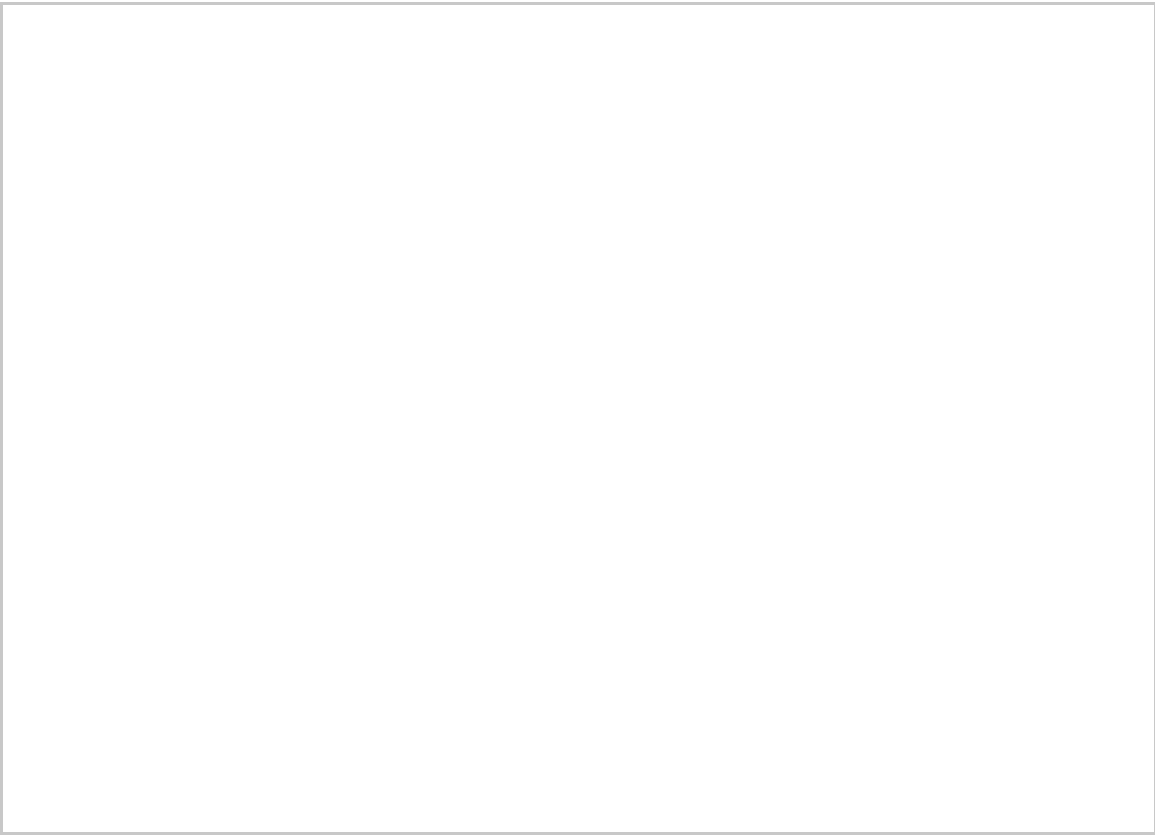
Situated in a desirable and convenient position on Ilminster Road, this well-proportioned garage represents an excellent opportunity to acquire a secure and practical space in the heart of Swanage. Perfectly located within easy reach of the town centre, local amenities, and the picturesque beachfront, the property is ideally suited for both residents and those seeking additional storage close to the coast.

The garage is accessed via a traditional up-and-over door, offering straightforward entry and a reliable level of security. Internally, the space is well-suited for a variety of uses, whether for vehicle storage, general

household items, outdoor equipment, or seasonal belongings. Its accessibility and position make it particularly appealing for those who require convenient, off-street storage in a central location.

Garages in this area are increasingly difficult to come by, especially those offering such close proximity to Swanage's shops, restaurants, and seafront. As such, this property presents a rare and valuable opportunity for homeowners, second-home owners, or investors looking to secure a low-maintenance asset in a prime coastal setting.

Whether you are seeking a safe place to store a vehicle, a lock-up for personal belongings, or simply additional storage to complement nearby accommodation, this garage offers both practicality and long-term appeal in one of Swanage's most popular residential locations.



Garage with Up and Over Door
16 x 8 (4.88m x 2.44m)

Additional Information.

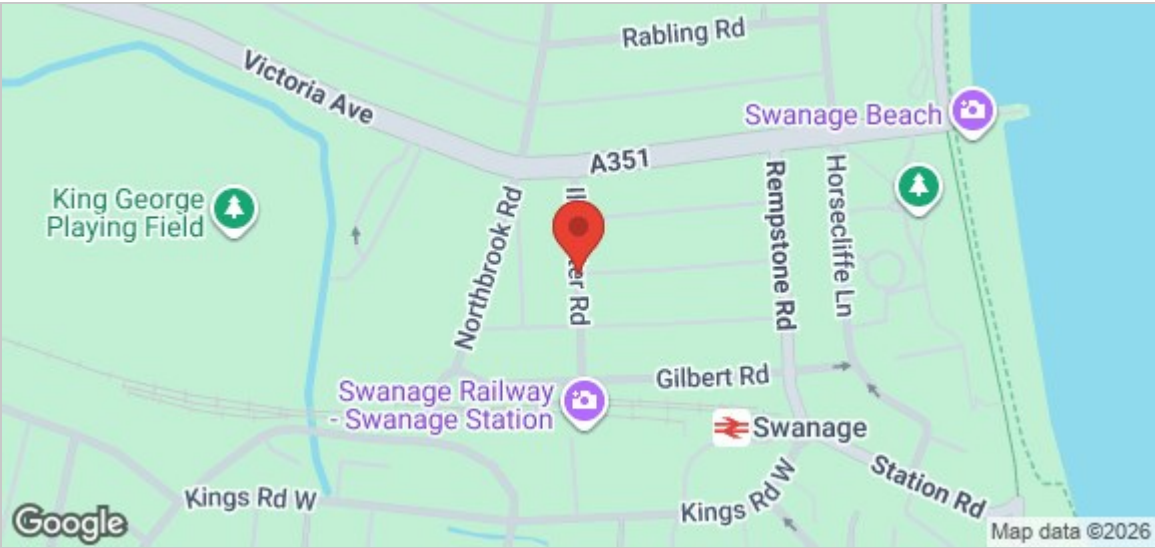
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Garage
- Property construction: Standard Garage in Block
- No services
- Heating Type: N/A

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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC