



**38 COMMERCIAL ROAD, SWANAGE**  
**£250,000 Freehold**

This unique cottage has been newly converted and is situated in the heart of Swanage, only a short distance from the sea front and main shopping thoroughfare. The cottage stands in a small private cul-de-sac just off Station Road. The building is of brick construction and has been skilfully developed into a residential dwelling.

38 Commercial Road offers immaculately presented stylish accommodation in the heart of the town and is ideal as a permanent home or investment. The current owner successfully holiday lets the property, achieving a good income.

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 is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



The L shaped entrance hall welcomes you to this stylish modern cottage with bedroom accommodation on the ground floor, and open plan living room above. Bedroom 2 is a good sized single room, Bedroom 1 is a double bedroom with the benefit of a en-suite WC. The shower room is fitted with a white suite, comprising tiled shower cubicle, wash hand basin and WC.

The open plan living room/kitchen comprises the entire first floor. The Kitchen area is fitted with a range of dark units matching breakfast bar contrasting worktops and integrated appliances including electric oven, hob, dishwasher and washing machine. The living area is a good size, with ample space for a breakfast table and chairs.

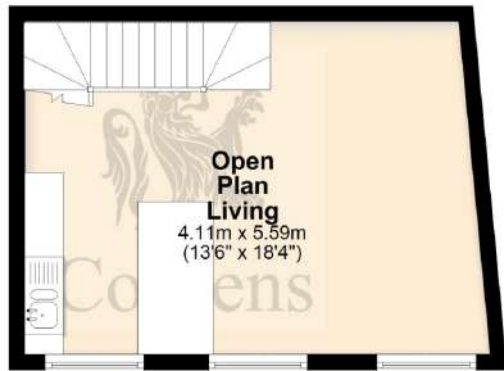
**VIEWING** By appointment only through Corbens, 01929 42284. The postcode for this property is **BH19 1DF**.

Property Ref COM2305 Rateable Value - £2,275 / Council Tax to be assessed

**Ground Floor**



**First Floor**



Total Floor Area Approx.  
TBCm<sup>2</sup> (TBCsq ft)



Video Tour Link



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

