



**14 MARINERS DRIVE, SWANAGE**  
**£445,000 Freehold**

This well designed detached bungalow is situated in a residential cul-de-sac on the south-western outskirts of the town, close to local convenience store, primary school and the Townsend Nature Reserve. It is thought to have been constructed during the 1960s of traditional cavity brick under a pitched roof covered with concrete interlocking tiles.

14 Mariners Drive offers well presented, good size accommodation with views across the town to Swanage Bay and Ballard down in the distance. It also has the advantage of good south facing garden, detached garage and off road parking for several vehicles. There is also scope to create additional rooms in the loft, subject to planning consent.

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.

**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2SJ**.

Property Ref MAR2187

Council Tax Band D - £2689.44 for 2025/2026



The central entrance porch and hall welcomes you to this detached bungalow, ideal as a family home or retirement property. Leading off, the good sized living room with large picture window enjoys views across the town to Swanage Bay and Ballard Down. The kitchen has recently been refitted with a range of light units with contrasting wood effect worktops, integrated appliances and opens to the South facing conservatory which overlooks the garden.

There are two good sized double bedrooms, the principal bedroom is at the front of the property with a large picture window enjoying similar views to the living room. Bedroom two has a pleasant southerly aspect overlooking the garden. The spacious shower room completes the accommodation.

Subject to planning consent, there is considerable potential for a loft conversion creating additional bedrooms, if required.

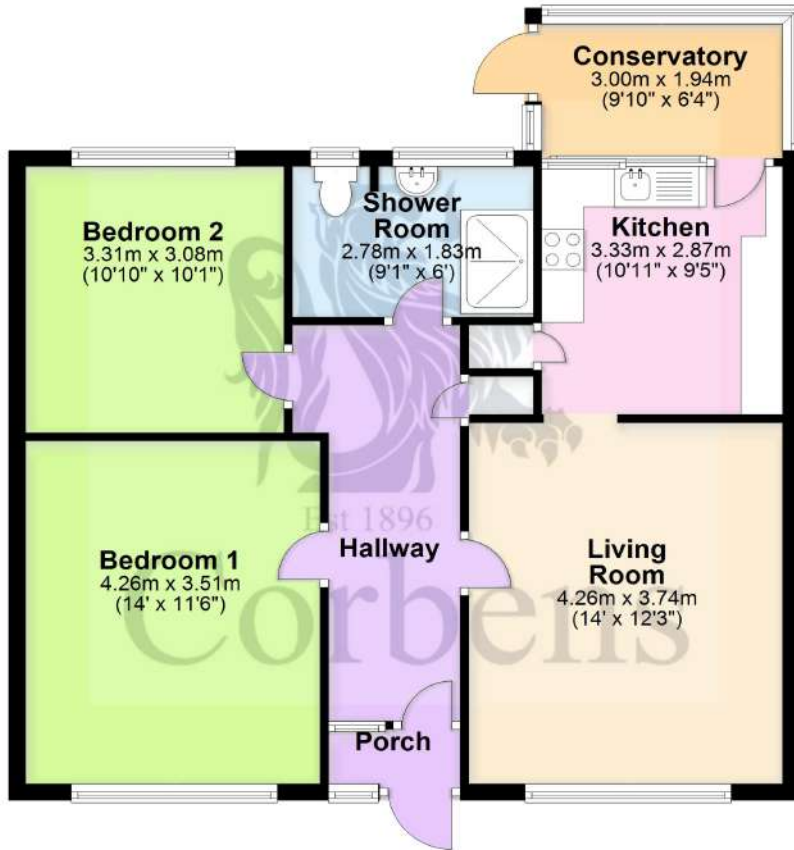
Outside, the front garden is mostly laid to lawn with mature shrubs. A concrete driveway provides off road parking for 3 vehicles and leads to the detached garage. The rear garden is South facing and has views of the sea in the distance, it is laid to lawn with shrub borders/beds, and a paved patio.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

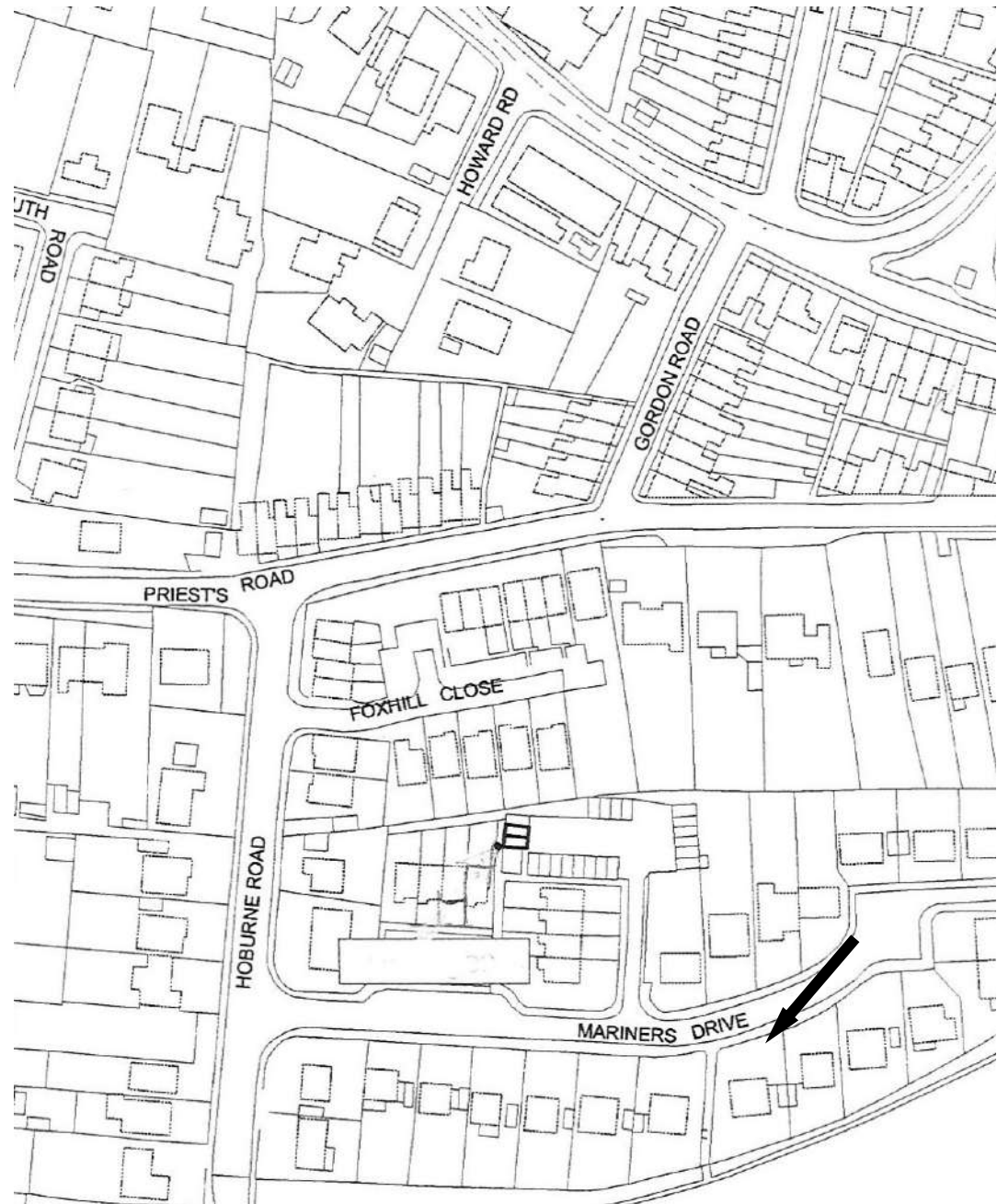
**Ground Floor**



Scan to view video tour



Total Floor Area Approx. 67m<sup>2</sup> (721sq ft)



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.

