



35 DAYS ROAD, SWANAGE
£250,000 Freehold

This semi-detached house is located on the Western outskirts of Swanage, approximately 1.3 miles from the town centre and close to schools and open country. Ideal for a first time buy/starter family home, the house offers good sized accommodation and has views over the town to the Purbeck Hills from the first floor. Whilst it is in need of updating throughout, it has the considerable advantage of a good sized rear garden with a useful shed and off-road parking for at least two vehicles at the front.

The property is former local authority owned and thought to have been built during the 1930s. It is of traditional cavity construction with external walls of brick, the upper elevations being cement rendered under a tiled roof.

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.

NB. there is a local covenant on the property that states the purchaser must have lived and/or worked in the Dorset area, or an Area of Outstanding Natural Beauty for the last 3 years.



The entrance hall welcomes you to this family home and leads directly to the spacious living room with fitted gas fire and storage cupboard. The kitchen is at the rear of the house and is fitted with a range of light units, contrasting worktops, freestanding gas cooker. Leading off a shower room completes the ground floor accommodation.

There are two double bedrooms on the first floor. Bedroom 1 is particularly spacious, with fitted wardrobes and has views over the town to the Purbeck Hills. Bedroom 2, also with fitted wardrobe, is at the rear and overlooks the garden. There is a cloakroom on this level.

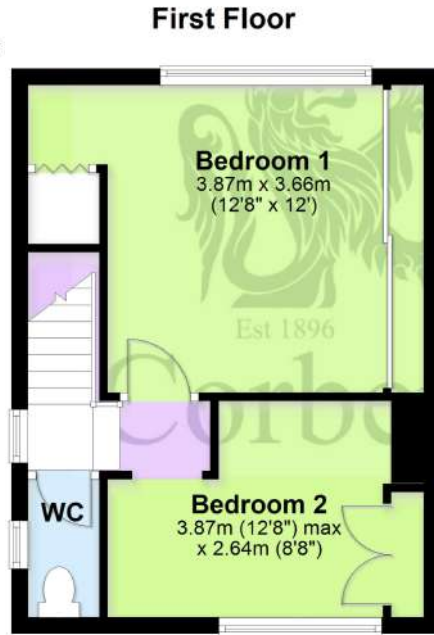
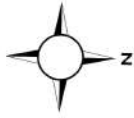
Outside, there is off-road parking for at least two vehicles at the front of the property. At the rear, the good sized garden is bound by fencing predominantly paved for ease of maintenance, with mature shrub beds. There is also a useful shed providing additional storage.

VIEWING

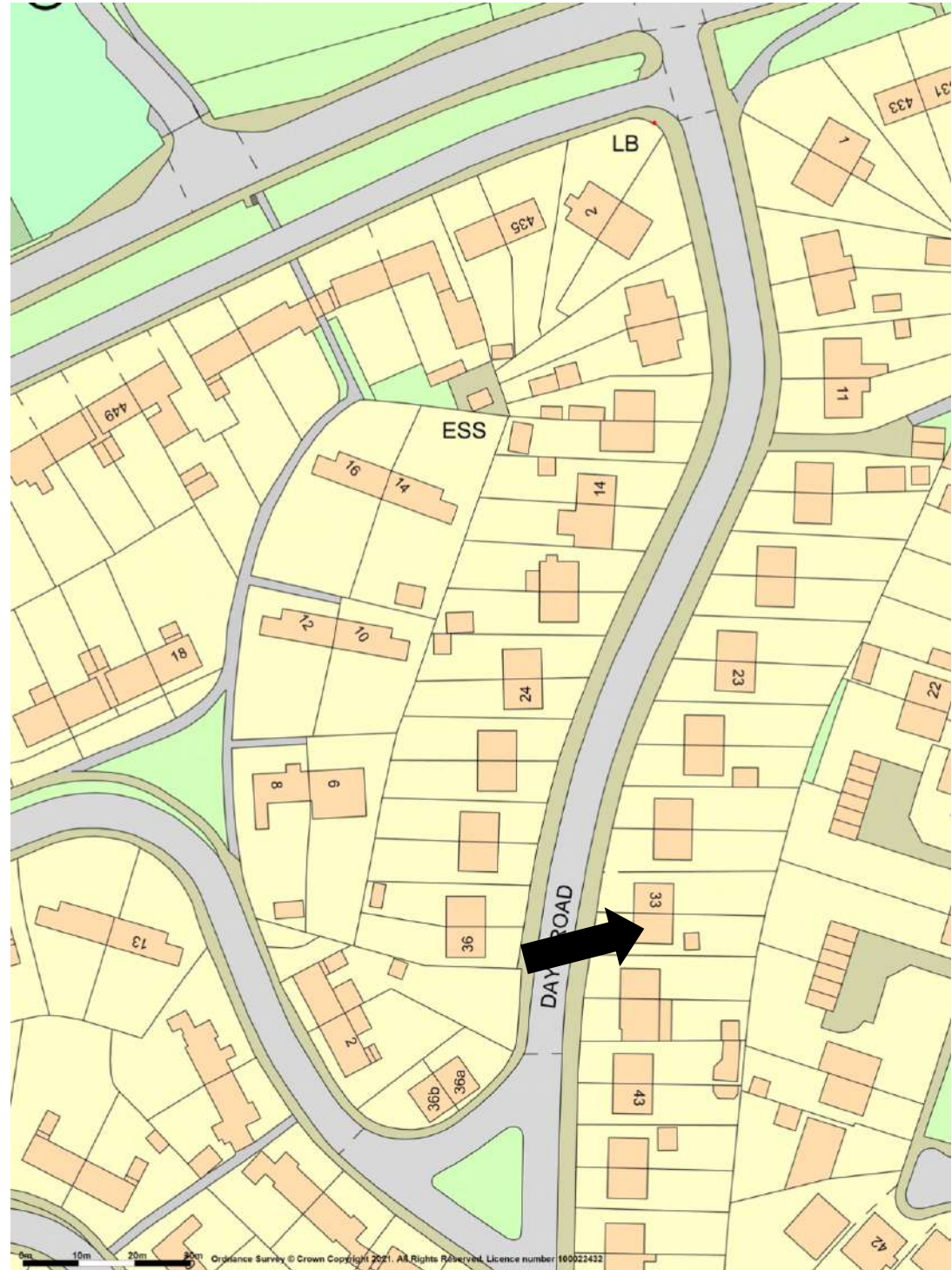
By appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2JW**.

Property Ref DAY2293

Council Tax Band B - £2,191.84 for 2026/2027



**Total Floor Area Approx.
63m² (678 sq 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.

