

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A CONTEMPORARY 3 BEDROOM SEMI DETACHED HOME IN THE POPULAR SEASIDE TOWN OF SWANAGE & BENEFITTING FROM A GARAGE & OFF ROAD PARKING NO FORWARD CHAIN

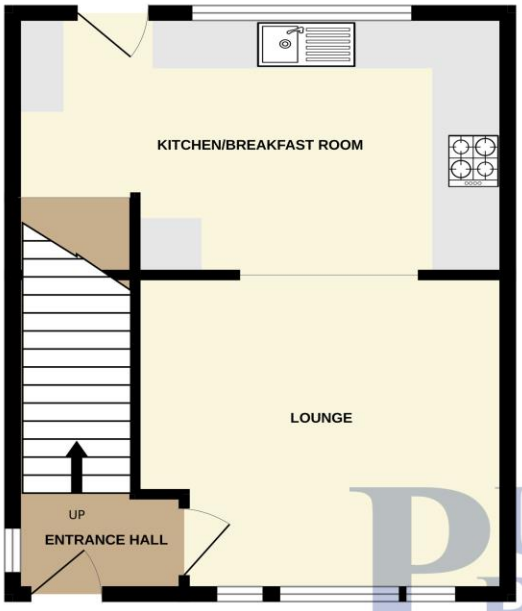




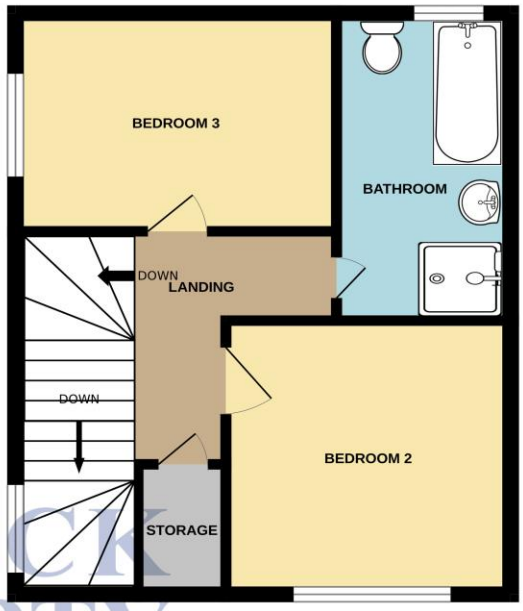
Days Road, Swanage, Dorset BH19 2JP

PRICE £315,000

GROUND FLOOR



1ST FLOOR



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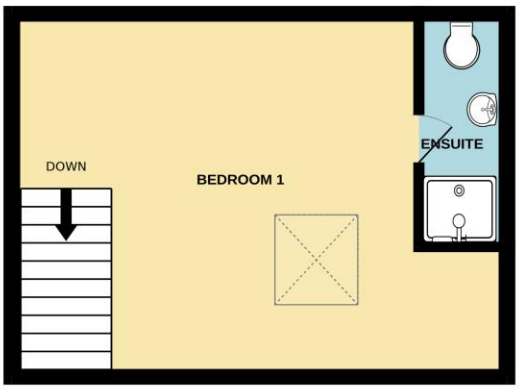
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The property sits just off from the town centre of Swanage, within easy reach of its beaches and shops. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Attractions include a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.

The master suite is of a good double size and has two Velux windows, there is a further upvc double glazed window to the side aspect of the property. Further benefits are the ensuite, this consists of a 3 piece suite with a WC, wash hand basin with mirror fronted medicine cabinet above and a shower. The ensuite is partially tiled.

Parking:

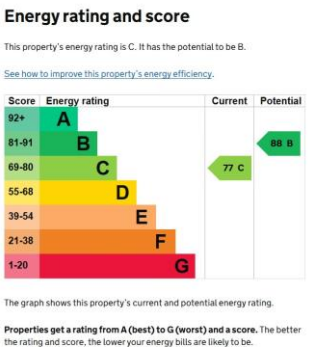
The property benefits from off road parking for 2 cars.

Garden:

The garden consists of a patioed area immediately abutting the property with a further area of artificial grass. The garden is encompassed by fencing with a gate that leads out into the parking area. There is also a shed.

Measurements:

Lounge	12'11"	(3.96m) x	10'04"	(3.16m) max
Kitchen	16'04"	(4.99m) x	9'09"	(2.98m) max
Master Suite	16'04"	(5.00m) x	12'09"	(3.89m) max
Bedroom 2	11'03"	(3.45m) x	8'01"	(2.47m)
Bedroom 3	10'	(3.05m) x	8'08"	(2.47m)
Bathroom	11'05"	(3.49m) x	4'10"	(2.47m)
Ensuite	8'09"	(2.69m) x	2'08"	(0.81m)



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The Property:

Property is entered through a upvc composite front door into the entrance hall, there is a upvc double glazed window to the side aspect of the property, wood flooring and space to hang coats. There is also room for a shoe rack.

The lounge has upvc double glazed windows to the front aspect of the property, there are a number of electrical points and a tv aerial connection. There is a radiator and wood flooring.

The kitchen/diner has a matching range of units at base and eye level, there is a upvc double glazed window. There is a four ring gas hob set into the work surface with extractor above, additionally there is a built in electric oven and space for an upright fridge freezer. The one and a quarter bowel sink with side drainer is built into the work surface. Further benefits are a water softener housed under the sink with separate drinking water tap. There is space and plumbing for a dishwasher under the counter. A utility area in the kitchen contains space and plumbing for a washing machine. Throughout the kitchen is wooden flooring. A upvc double glazed back door leads out into the garden.

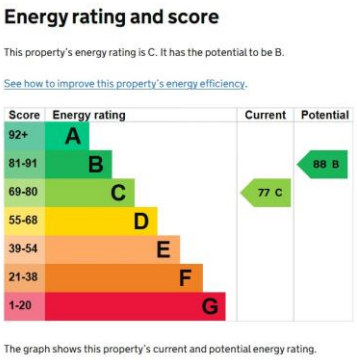
From the entrance hall stairs lead up to the first floor landing where the second and third bedrooms can be found.

Bedroom 2 is of double size and has a upvc double glazed window to the side aspect of the property with radiator beneath.

Bedroom 3 is of double size and has a upvc double glazed window to the front aspect of the property with radiator beneath.

The main bathroom has a four piece suite consisting of a WC, wash hand basin with vanity unit, bath with shower over and a separate cubicle shower. There is also a mirror fronted medicine cabinet, heated towel rail and extractor fan. The bathroom is partially tiled. There is a upvc double glazed window to the rear aspect with the property with privacy glass.

Further set of stairs lead up to the master suite, there is a upvc double glazed window to the side aspect of the property.









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