



THE OLD PRINTWORKS, 6B MERMOND PLACE, SWANAGE
£239,950 Freehold

This well presented end of terrace house is situated in the heart of the town centre, approximately 150 metres from the seafront and main beach. As the name suggests the property was formerly a print-works but was virtually reconstructed in 2014 and has cement rendered external elevations, the upper part being timber clad under a pitched roof, covered with slate.

'The Old Printworks' offers well planned accommodation with its own personal entrance with views of the sea and is ideally suited for a first-time buyer, or as an investment.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

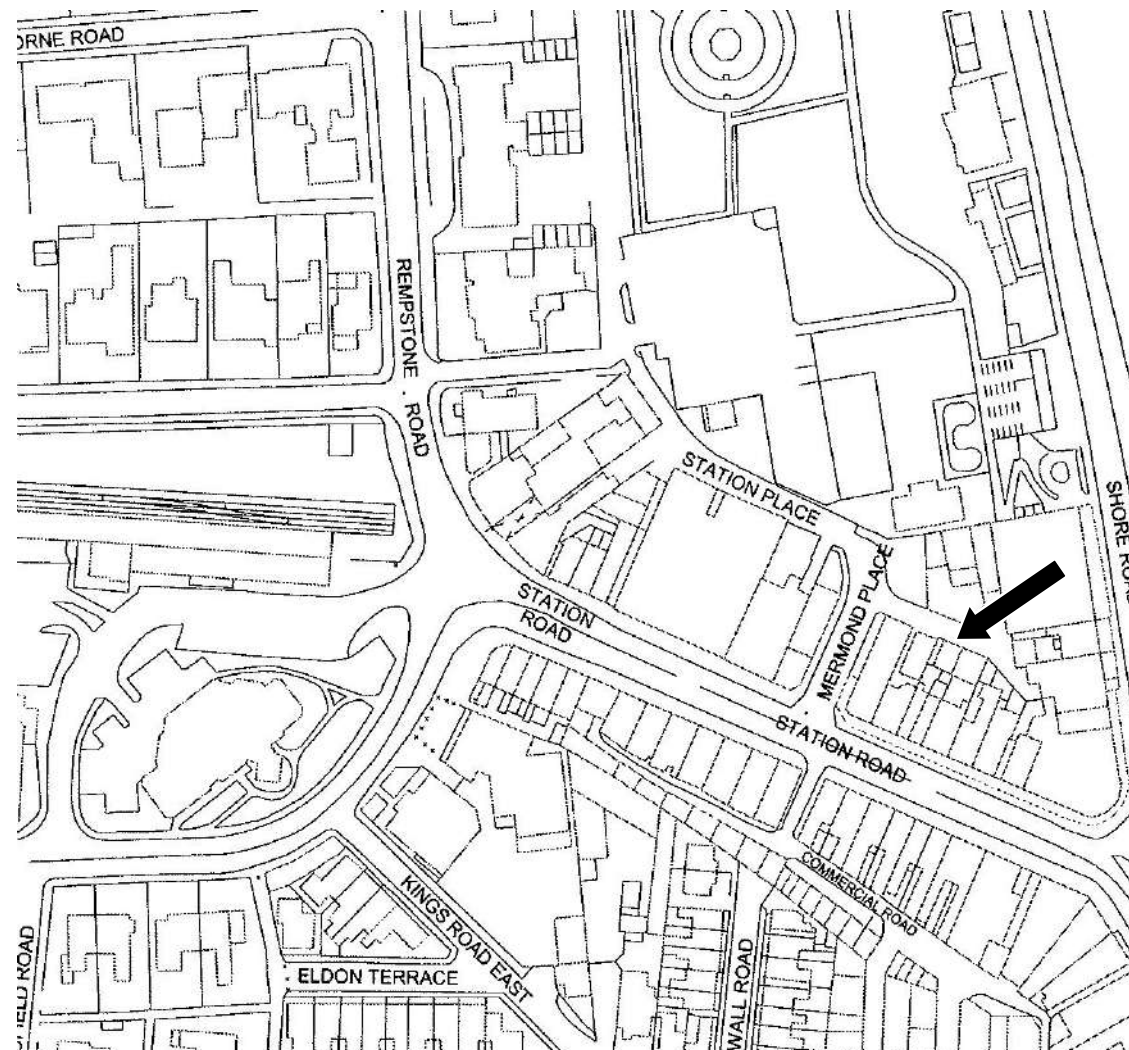
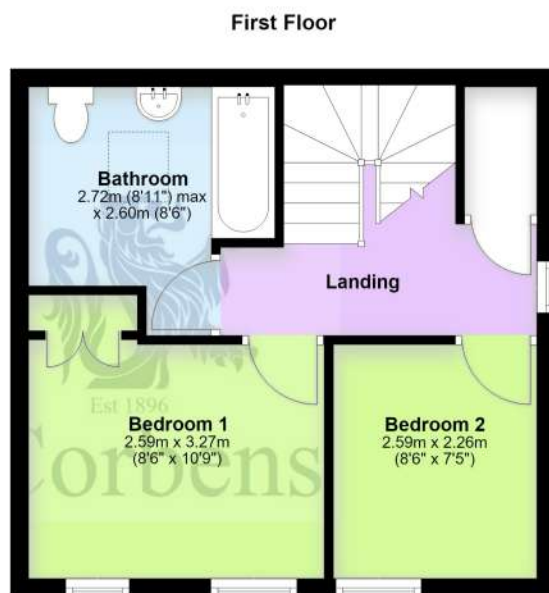


Approached by its own personal entrance, the open plan spacious Living room/kitchen welcomes you to this modern cottage. The living room has a comfortable seating area and ample space for a table and chairs. The kitchen area is fitted with a range of light units, contrasting worktops, integrated oven and hob, with under stair space for fridge/freezer and washing machine.

On the first floor there are two double bedrooms, both offering views of the bay. Bedroom one is a good-sized room with a large sash window and Juliet balcony giving some views over Swanage Bay. It also has the advantage of a fitted wardrobe cupboard. Bedroom 2 is a small twin/single and enjoys similar views. The spacious bathroom is fitted with a panelled bath with shower over, wash basin and WC.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1DG**

Property Ref : MER2358 Council Tax Band C - £2504.96 for 2026/2027



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	54	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.

