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Est 1873

RML/s

Ref: 4361/Map Ref: I8

106 PRIESTS ROAD, SWANAGE, BH19 2RR



PRICE: £315,000 FREEHOLD

**END OF TERRACE EX-LOCAL AUTHORITY HOUSE – 2 BEDROOMS –
‘L’ SHAPED LOUNGE/DINER – GOOD-SIZED REAR GARDEN**

**Kitchen – Utility/storeroom – Ground floor W.C. – Bathroom/W.C. – Gas central heating –
Mainly double glazed – Front garden offers possible scope to provide parking –
Views to the Purbeck Hills, and view to Swanage Bay (1st floor)**

SITUATION: To the west of Swanage approximately one mile from the town centre and convenient for access to open country walks, including the Priests Way, and local amenities at Herston which include a small supermarket/sub-Post Office.

DESCRIPTION: A well-presented end of terrace house built we believe, in the 1950's of Purbeck stone elevations under an interlocking tiled roof. The property has been well maintained by the current owner, has a good-sized rear garden and views to the hills and sea. The front garden offers scope to provide off-road parking, subject to obtaining the necessary approvals. Being ex-Local Authority, we understand there is a residency covenant in place (further details over)*.

ACCOMMODATION: Step up to:



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<u>ENTRANCE HALL (E):</u>	Double-glazed front door, radiator.
<u>LOUNGE/DINER (S & N):</u>	'L' shaped with maximum measurements of 18'2" (5.54m) x 15'8" (4.79m). Two radiators, TV point, brick fireplace with tiled hearth and mantle, gas fire, telephone point, view to the Purbeck Hills.
<u>KITCHEN (N):</u>	10'10" (3.31m) x 7'11" (2.43m) plus under stairs recess with electric meter and fuse box. Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, wine rack, space and plumbing for washing machine under, electric oven and hob, extractor hood over, wall cupboards, one housing Baxi boiler, tiled splash backs, radiator. Door to
<u>REAR LOBBY:</u>	Door to garden.
<u>UTILITY ROOM/STORE (E):</u>	5'5" (1.66m) x 4'8" (1.44m). Appliance spaces.
<u>CLOAKROOM/W.C.:</u>	Obscure glazed window, low level w.c.
<u>FIRST FLOOR</u>	
<u>LANDING (E):</u>	Loft access.
<u>BEDROOM 1 (S):</u>	15'7" (4.75m) + alcove x 8'10" (2.7m). Radiator.
<u>BEDROOM 2 (N):</u>	12' (3.68m) x 9'1" (2.79m). Superb views of the Purbeck hills and across the town to the sea, shelved cupboard, telephone point.
<u>BATHROOM/W.C.:</u>	Low level w.c., vanity wash basin with mixer tap, panelled bath with mixer tap, tiled surrounds, obscure double-glazed window, towel radiator.
<u>OUTSIDE:</u>	Front garden laid mainly to lawn, shrub beds, concrete paths. Subject to obtaining the necessary approvals there is scope to provide off road parking. Gated side access to the rear garden which has a decked pergola with vine, paved and shingled patio areas. <u>TIMBER WORKSHOP :</u> 11'5" (3.5m) x 8'9" (2.67m). Lawned area with shrubs, decked walkway to: <u>TIMBER SUMMER HOUSE:</u> 12'6" (3.81m) x 9'2" (2.8m) with area of decking in front.
<u>ADDITIONAL INFORMATION:</u>	Property type: End-terrace. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk), Mobile signal/coverage: Please see: checker.ofcom.org.uk
<u>*N.B.:</u>	Please note there is a Residency Covenant in place – one of the purchasers is required to have had their principal home in, or worked in Dorset, an Area of Outstanding Natural Beauty, National Park or Designated Rural Area for the preceding 3 years (we recommend that any proposed purchaser takes their own legal advice).
<u>COUNCIL TAX:</u>	Band C: £2504.96 payable for 2026/27 (excluding discounts, or additional home premium).
<u>VIEWING:</u>	By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

EPC TO BE ADDED



Floor plan cont'd over.../

