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Est 1873

RML/s

Ref: 4280/Map Ref: 07

**1 CENTRAL VILLAS, MOUNT PLEASANT LANE, SWANAGE, DORSET,
BH19 2PN**



PRICE: £395,000 FREEHOLD

**THREE STOREY TOWN CENTRE END OF TERRACE HOUSE – 4 BEDROOMS –
2 RECEPTION ROOMS – RESIDENTIAL CUL-DE-SAC POSITION**

**Kitchen – Ground floor W.C. – Bathroom/W.C. – Shower room/W.C. –
Gas central heating – Double-glazed windows – Some sea and hill views –
Small front garden – Enclosed rear courtyard**

SITUATION: *In a residential cul-de-sac location, within Swanage town centre, convenient for access to all the main amenities, beach and seafront.*

DESCRIPTION: *An end of terrace house built we believe around the turn of the 20th century of brick elevations under a slate roof. The property has good-sized rooms over three floors and has character features. A particular feature is the small, enclosed courtyard to the rear, and there are some hill and sea views from the upper floors.*

ACCOMMODATION: Covered entrance porch. Outside light.

ENTRANCE HALL: Part glazed front door, radiator, fuse box and meter, tiled floor, central heating thermostat.



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LOUNGE (W):

15'2" (4.58m) into bay x 11'10" (3.6m). Tiled floor, radiator, Purbeck stone open fireplace, polished stone mantle and hearth.

DINING ROOM (E):

12'5" (3.79m) x 12'3" (3.74m). Tiled floor, shelved chimney recess, radiator, shelved store cupboard housing gas meter, recess for fridge/freezer, one wood panelled wall, double glazed door to the courtyard. Opening to:

KITCHEN (E & N):

7'11" (2.43m) x 6'9" (2.06m). Tiled floor, ware sink unit with wooden drainer, space and plumbing for washing machine, work surfaces with drawers and cupboards under, electric oven and hob, wall cupboards, tiled splash backs.

FIRST FLOOR

LANDING:

Radiator, wall light.

BATHROOM/W.C.:

Obscure double-glazed window, radiator, panelled bath, low level w.c., wash basin, fully tiled walls, strip-light/shaver point, part sloping ceiling.

BEDROOM 2 (E):

12'6" (3.81m) x 9'8" (2.96m). Radiator, cupboard to alcove.

BEDROOM 1 (W):

12'6" (3.83m) x 10'9" (3.28m). Radiator, view to the hills over rooftops.

SHOWER ROOM/W.C.:

Obscure double-glazed window, tiled shower cubicle with mains shower unit, low level w.c., wash basin, part tiled, part wood panelled walls.

SECOND FLOOR

LANDING:

East facing Velux window, cupboard on half landing housing Worcester boiler, shelved linen cupboard, loft access.

BEDROOM 4 (E):

9'9" (2.98m) x 9'3" (2.82m). Original cast iron feature fireplace, cupboard to alcove, radiator, view to the sea over rooftops, part sloping ceiling.

BEDROOM 3 (W):

15'1" (4.6m) x 10'5" (3.18m). Original cast iron feature fireplace, radiator, cupboard to alcove, view to the Purbeck hills, part sloping ceiling.

OUTSIDE:

Small paved front garden with wrought iron railings. Walled and paved rear courtyard, raised shrub bed outside tap, outside light, lean to shed.

ADDITIONAL INFORMATION:

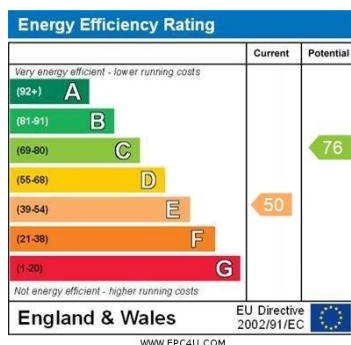
Property type: End terrace. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk). Mobile signal/coverage: Please see: checker.ofcom.org.uk

COUNCIL TAX:

Band D: £2689.44 payable for 2025/26 (excluding discounts, or additional home premium).

VIEWING:

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





Floor plan cont'd over.../

1 Central Villas – cont'd



The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.