

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Greensands Way, Swanage, Dorset BH19 1FD

Modern detached house adjacent open country on the outskirts of Swanage. 3 bedrooms (1 en-suite shower room/W.C.), lounge, kitchen/diner, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, enclosed garden, two car parking, rural and hill views. No forward chain!

- Detached house with rural and hill views
- Kitchen/diner
- Double glazing
- No forward chain
- 3 bedrooms (1 en-suite shower room/W.C.)
- Bathroom/W.C. Cloakroom/W.C.
- Enclosed rear garden
- Lounge
- Gas central heating
- Two car parking

Asking Price £449,500

Greensands Way, Swanage, Dorset BH19 1FD

SITUATION:

In a residential position on a recent development in sought-after North Swanage, with a sunny, westerly aspect adjacent to open country. Convenient for access to open country walks, Days Park and the Beach Gardens, and approximately ¾ mile from the main town centre amenities.

DESCRIPTION:

A detached house built, we understand, in 2020 of brick elevations under a tiled roof. The property is very well presented, has an enclosed rear garden and a driveway providing off-road parking for two vehicles. The property is subject to the balance of a 10-year builders' warranty and being offered with NO FORWARD CHAIN!

ACCOMMODATION:

ENTRANCE HALL:

Part double glazed front door, radiator, cloaks cupboard housing fuse box, central heating thermostat.

LOUNGE (S & W):

15'5" (4.71m) x 10'8" (3.27m). Radiator, TV and telephone points, rural and hill views.

CLOAKROOM/W.C.:

Low level w.c., radiator, wash basin with mixer tap and tiled splash back, extractor.

KITCHEN/DINER (W & N):

15'5" (4.72m) x 8'9" (2.69m). Dining space with fitted bench seating, radiator, UPVC double glazed doors to the garden, rural views. Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and fitted dishwasher under, electric oven, gas hob, stainless steel extractor hood over, wall cupboards, one housing Ideal boiler, hill views.

FIRST FLOOR

LANDING (E):

Access to loft space, shelved linen cupboard.

BEDROOM 3 (N):

8'10" (2.7m) x 6'5" (1.97m). Radiator, rural and hill views, fitted wardrobe.

BEDROOM 2 (W):

10' (3.5m) + fitted wardrobes x 8'10" (2.69m). Radiator, rural and hill views.

BATHROOM/W.C.:

Obscure double-glazed window, panelled bath with mixer tap and mains shower over, fully tiled surround, wash basin with mixer tap, tiled splash back, radiator, low level W.C., extractor.

BEDROOM 1 (S):

10'9" (3.3m) x 10'6" (3.22m). Rural view, radiator, fitted mirrored wardrobe. Door to: EN-SUITE SHOWER ROOM/W.C.: Obscure UPVC double glazed window, radiator, low level w.c., wash basin with mixer tap, tiled splash back, fully tiled shower cubicle with mains shower.

OUTSIDE:

Paved pathway, gravelled and flower/shrub beds to the front and side, tarmac driveway with parking for two vehicles. Enclosed rear garden, outside tap, gated side access, laid mainly to grass, part paved.

ADDITIONAL INFORMATION

Property type: Detached. 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/



N.B.:

Although freehold, we understand there is an annual Estate service charge (amount to be confirmed), and commercial holiday letting is not permitted.

COUNCIL TAX:

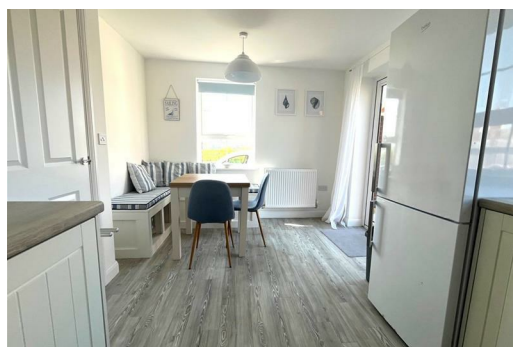
Band D: £2689.44 payable for 2025/26 (excluding discounts).

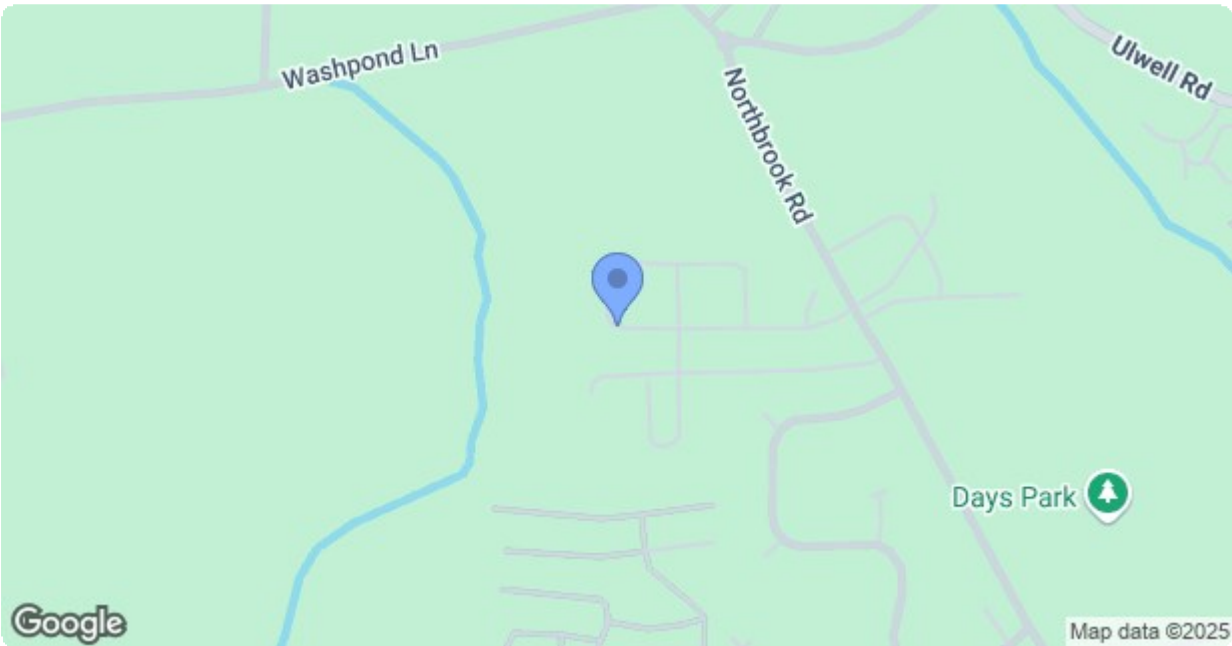
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	