

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



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### **The Hyde, Swanage, BH19 3HE**

Detached bungalow in need of updating throughout. Approx. 0.16 acre plot in an unmade cul-de-sac in Langton Matravers. 2 double bedrooms, lounge/dining room, kitchen, shower room/W.C., separate W.C., conservatory (poor condition), gas central heating, double glazing, gardens, garage, driveway parking.

- Detached bungalow on approx. 0.16 acre plot
- 2 double bedrooms
- Shower room/W.C. Cloakroom/W.C.
- Detached garage and driveway parking
- Unmade cul-de-sac in Village location
- 1 reception room. Conservatory
- Gas central heating. Double glazed windows
- In need of updating (conservatory and garage both in poor condition)
- Kitchen
- Good-sized west facing rear garden. Front garden

**Asking Price £465,000**

# The Hyde, Swanage, BH19 3HE

## SITUATION:

Occupying a plot of approximately 0.16 of an acre toward the end of an unadopted and unmade cul-de-sac close to the centre of the village of Langton Matravers. The property is convenient for access to open country walks and around 2½ miles from the seaside town of Swanage.

## DESCRIPTION:

A detached bungalow built of rendered elevations on a stone plinth under an interlocking tiled roof. The property is in need of updating/refurbishment throughout, and the rooms are of a good size. Both the conservatory and garage are in poor condition. The mature rear garden has a sunny, westerly aspect. Subject to obtaining the necessary permissions the property offers potential to extend and is being offered with NO FORWARD CHAIN!

## ACCOMMODATION:

Covered entrance porch, outside lights, tiled floor.

## ENTRANCE HALL:

UPVC double glazed front door and side screens, radiator, high level electric meter and fuse box, telephone point, access to insulated loft space with retractable ladder and electric light, airing cupboard housing pre-lagged hot water cylinder and Worcester boiler, central heating thermostat.

## W.C.:

Obscure double-glazed window, radiator, low level w.c., wash basin, tiled splash back.

## KITCHEN/BREAKFAST ROOM (E):

12'9" (3.89m) x 11'2" (3.4m). Radiator, 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and further appliance space under, breakfast bar, gas or electric cooker space, tiled splash backs, wall cupboards. UPVC double glazed door to: Side Lobby: Doors to front and rear gardens.

## LOUNGE/DINER (S & W):

20'2" (6.15m) x 13'10" (4.22m). Radiator, TV point, tiled fireplace with gas point, wall lights. Sliding doors to:

## CONSERVATORY (S, W & N):

10'2" (3.1m) x 9'1" (2.77m). Radiator, UPVC double glazed door to the rear garden (please note the conservatory is in poor condition).

## BEDROOM 1 (W):

17'9" (5.41m) x 13'10" (4.22m). Radiator, TV point, fitted wardrobes and storage cupboards.

## BEDROOM 2 (E):

12'10" (3.91m) x 9'5" (2.87m). Radiator, built-in cupboard.

## SHOWER ROOM/W.C.:

Obscure double-glazed window, low level w.c., vanity wash basin, tiled shower cubicle with electric shower unit, towel radiator.

## OUTSIDE:

The front garden has a pedestrian gate, lawn, flower and shrub beds. Double gates accessing the driveway which offers parking and leading to: DETACHED GARAGE (W): 19'11" (6.07m) x 9'7" (2.92m). The garage appears to be of single skin block construction under a pitched roof, and is in need of attention or possible rebuild. Up and over door, light and power, single glazed window. The rear garden, which has a sunny, westerly aspect, has a stone paved patio immediately to the rear of the property, flower and shrub beds, with a path and steps leading to the main garden which has lawns, ornamental trees, flower and shrub beds.

## ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)



**COUNCIL TAX:**

Band E: £3056.26 payable for 2025/26 (excluding discounts, or additional home premium).

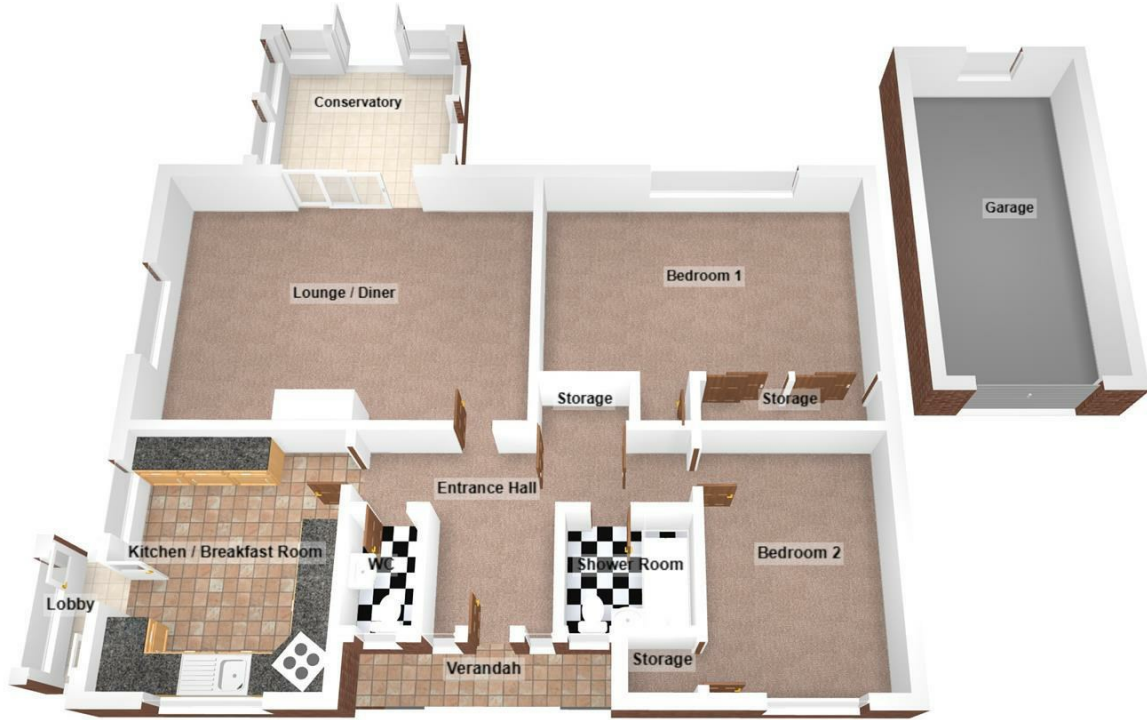
**VIEWING:**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	