

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



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Steppes, Swanage, BH19 3EY

Terraced ex-Local Authority house in a village location. In need of some updating. 3 bedrooms, west facing lounge, kitchen/diner, ground floor bathroom/W.C., gas central heating, double glazing, garden, rear yard, some rural views. Being sold with NO FORWARD CHAIN!

- Terraced ex-Local Authority house
- West facing lounge
- Gas central heating. Double glazing
- Being sold with NO FORWARD CHAIN!
- Village location
- Kitchen/diner
- West facing front garden. Rear yard
- 3 bedrooms
- Ground floor bathroom/W.C.
- In need of some updating

Asking Price £295,000

Steppes, Swanage, BH19 3EY

SITUATION:

Within the village of Langton Matravers, convenient for local schools and access to open country walks. The property is situated just off the Village centre and around two miles from Swanage town centre and seafront.

DESCRIPTION:

An ex-Local Authority terraced house constructed of brick elevations under a tiled roof. The property is in need of some updating. The lounge, and main garden both have a westerly aspect and there is a dining space in the kitchen. Currently tenanted we are advised the tenant has served notice, and the property will be sold with NO FORWARD CHAIN! We also understand that there is a residency covenant in place (please see over)*.

ACCOMMODATION:

Concrete path leads in front of the terrace. UPVC front door to:

LOUNGE (W):

16'1" (4.9m) max x 13'11" (4.24m). Two radiators, high level cupboard housing fuse box and electric meter, Purbeck stone fireplace with polished stone hearth, shelving and mantle, solid fuel burner, TV point, wall lights. Door to:

KITCHEN/DINER (E):

16'1" (4.9m) x 9'4" (2.84m). Radiator, dining space, appliance spaces, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and dryer under, wall cupboards, electric oven and gas hob with extractor over, tiled splash backs, Worcester boiler. Door to:

REAR LOBBY:

Double glazed door to the rear yard. Door to:

BATHROOM/W.C.:

Fully tiled walls, towel radiator, wash basin with mixer tap, low level w.c., obscure double-glazed window, 'p' bath with mixer tap/shower attachment, extractor.

LANDING:

Loft access.

BEDROOM 1 (W):

16'2" (4.9m) x 10'8" (3.25m). Radiator, TV point, fitted wardrobes, view to the hills.

BEDROOM 2 (E):

12'6" (3.81m) x 8'9" (2.67m). Radiator, fitted wardrobes and storage, hill glimpse.

BEDROOM 3 (E):

9'5" (2.87m) x 6'10" (2.08m). Radiator, built-in wardrobe.

OUTSIDE:

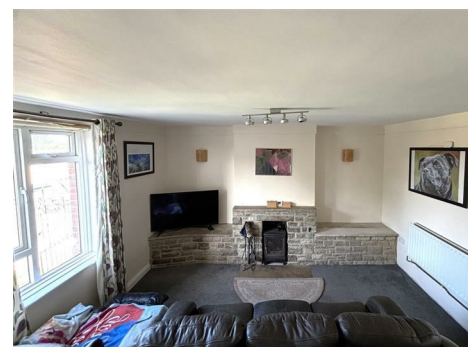
Front garden with a westerly aspect, lawn, flower and shrub beds. Timber shed. Rear yard with pedestrian access on to Steppes. There is no off street, or allocated parking but there is unrestricted parking in the road.

ADDITIONAL INFORMATION

Property type: Terraced. 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.:

Being an ex-Local Authority house, we understand that there is a residency covenant in place meaning that one of the purchasers must have lived or worked in Dorset, or other designated rural area/area of outstanding natural beauty, for the three years immediately preceding purchase.



COUNCIL TAX:

Band C: £2356.53 payable for 2026/27 (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 