

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



## High Street, Swanage, Dorset BH19 2NS

Link-semi-detached family house to the west of Swanage convenient for local schools and open county. 3/4 bedrooms, 1/2 reception rooms, kitchen, utility room, w.c., shower room/W.C., gas central heating, double glazing, south facing rear garden, front garden, driveway, hill/country views. Residency covenant in place (please read full details).

- Ex-Local Authority link-semi-detached house
- Kitchen. Utility room
- Double glazing
- Hill/country views
- 3/4 bedrooms
- Ground floor W.C. Shower room/W.C.
- South facing rear garden
- 1/2 reception rooms
- Gas central heating
- Front garden and driveway parking

**Asking Price £325,000**

# High Street, Swanage, Dorset BH19 2NS

## SITUATION:

On the western outskirts of Swanage with rural and hill views convenient for access to open country walks and local schools. There are local amenities at nearby Herston and Swanage town centre and seafront is around 1¼ miles.

## DESCRIPTION:

A semi-detached house built we believe, in the 1940's of rendered elevations under an interlocking tiled roof. The property has been well maintained and updated by the current owners. The rear garden faces south and to the front there is a hardstanding providing off road parking. Being ex-Local Authority there is a residency covenant in place (further details over)\*.

## ACCOMMODATION:

Steps up to:

## ENTRANCE HALL (N):

UPVC double-glazed front door, cupboard housing fuse box, radiator, central heating thermostat.

## RECEPTION ROOM 2/BEDROOM 4 (S):

11'7" (3.53m) x 9'1" (2.74m). Radiator, feature brick fireplace.

## LOUNGE/DINER (S & N):

15'1" (4.6m) x 9'7" (2.93m). Two radiators, TV aerial point, hill views, fireplace with multi-fuel burner, polished stone hearth, mantle over. Door to:

## KITCHEN/DINER (S & N):

15'3" (4.66m) x 8'2" (2.5m) max. Single drainer stainless steel sink unit with mixer tap and wooden work surfaces with drawers, cupboards and appliance spaces under, double electric oven, electric hob with stainless steel extractor hood over, hill views, wall cupboards, Vaillant boiler. UPVC double glazed doors to the garden. Door to:

## REAR LOBBY/WORKSHOP (S):

Double glazed door to front. Lean-to workshop area: 10'6" (3.22m) x 4'5" (1.35m). Corrugated roof, part glazed door to rear garden.

## UTILITY ROOM:

8'6" (2.6m) x 7'7" (2.32m). Wooden work surface with space and plumbing for washing machine under, further appliance spaces, wall cupboards.

## W.C.:

Low level w.c., tiled walls and floor.

## FIRST FLOOR

## LANDING (S):

Radiator.

## BEDROOM 1 (S & N):

15' (4.59m) x 8'11" (2.74m). Two radiators, TV aerial point, hill and rural views.

## BEDROOM 2 (N):

12' (3.69m) x 8'10" (2.69m). Hill and rural views, radiator, alcove storage.

## SHOWER ROOM/W.C.:

Obscure double-glazed window, low level w.c., vanity wash basin with mixer tap, shower cubicle with mains shower unit, towel radiator, shelved linen cupboard.

## BEDROOM 3 (W):

9'2" (2.79m) x 8'2" (2.46m). TV point, loft access, shelved recess.



**OUTSIDE:**

To the front is a shingled garden and sloping concrete driveway providing off road parking. The rear garden faces south with an externally accessed understairs store, outside tap, steps up to the main garden with rockery, flower and shrub beds, paved patio with summer house, lawn, shingled areas, hardstanding with timber shed and greenhouse, pedestrian rear access.

**ADDITIONAL INFORMATION**

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

**N.B.:**

Please note there is a Residency Covenant in place – one of the purchasers is required to have had their principle home in, or worked in 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).

**COUNCIL TAX:**

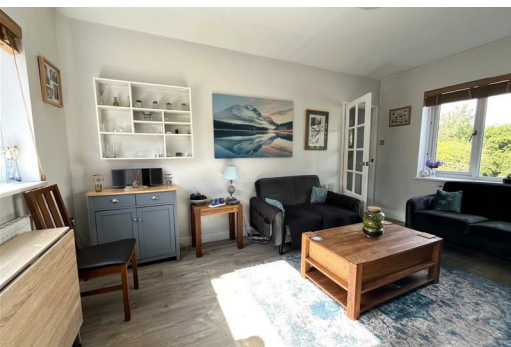
Band C: £2390.61 payable for 2025/26 (excluding discounts, or additional home premium).

**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	