

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



Tel: 01929 423333
(24 hours)
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Email: property@milesandson.co.uk



Ancaster Road, Swanage, BH19 1BQ

A lovely 4 bed semi-detached house arranged over 3 floors in West Swanage and approximately 1 mile from the town centre. The property benefits from a conservatory and rear garden, with side gate access.
Available May 2026.

- Recently Redecorated
- Enclosed Rear Garden
- Cul-De-Sac Location
- Hill Views
- 4 Bedrooms, 1 with En-Suite Shower

£1,350 Per Month

Ancaster Road, Swanage, BH19 1BQ

Front Door leading into main hallway with stairs to upper floors and ground floor, leading to:

ENTRANCE LOBBY: With Electric Meter and stairs to upper floors. Hallway leading to:

LIVING ROOM: Separate lounge space with Gas fireplace and hatchway to the kitchen/dining area

KITCHEN/DINING AREA: With slot-in gas cooker with extractor hood over, washing machine space, and space for undercounter fridge or freezer. Dining area with hatchway to lounge. Doors opening into:

CONSERVATORY: With power sockets and patio doors with steps down to rear garden and side gated access

BATHROOM: with W.C, basin, bath with shower over bath

BEDROOM ONE: to the rear elevation

BEDROOM TWO: With built in wardrobes, to the front elevation and ensuite shower room with shower and wash hand basin

LANDING WITH STAIRS TO UPPER FLOOR: Leading to:

BEDROOM THREE: Single bedroom built into the eaves

BEDROOM FOUR: Small double bedroom built into the eaves

OUTSIDE: There is a small rear garden, with decked area, garden shed and side gate access

PARKING: There is On Street Parking only

Heating: The property benefits from gas central heating with programmer, room thermostat and TRVs

Furnishing: Offered Unfurnished

Utility Bills: All utility bills to be transferred into the name of the tenant(s)

Council Tax: Band C at £2,504.96 for 2026/2027 (excluding discounts)

Restrictions: No smokers. No Sharers. Pets to be considered. Children considered.

There is on-street parking only.

Tenure: The property is offered on an assured periodic tenancy, subject to contract and referencing.

EPC Rating: Rated D with 66 points

Available From: May 2026

Rent: This is paid per calendar month and your rent day each month will be the date your tenancy starts. You should ensure your payment is clear with us by the required date each month

Deposit: The equivalent of one months rent is payable as a damages deposit, which must be clear with us on or before the day the tenancy commences

Fees: Please refer to the Tenant Act 2019 and Renters' Rights Act 2025

Bills: All bills to be transferred into the name(s) of the tenants

Permitted Payments: As well as paying the rent, you may also be required to make the following:

Rent & Deposit: As referred to above

Change to the Tenancy (Tenant's Request): £50.00 Plus VAT (£60.00)

Late Payment of Rent: 3% above Base Rate from rent due date

Default Fees: Cost of replacement keys/security device

Additional Information:

Deposit: £1,350.00

Furnishings: Unfurnished

Property Type: 4 Bed, Semi-Detached House

Construction: Cavity Wall with Pitched Roof

Heating Type: Gas Fired Central Heating

Utilities: Gas - Mains Supplier

Electric - Mains Supplier

Mains Water - Mains Supplier

Drainage: Mains Drainage

Broadband: Refer to Ofcom Website

Mobile Signal: Refer to Ofcom Website

Flood Risk: For more information refer to gov.uk, check long term flood risk

Restrictive Covenant and Right of Way/Access:

There is an alleyway providing access to the rear garden gate to this property and the next door neighbour

Pets to be considered

No smokers

There is on-street parking only

Services: All main services are connected

N.B. Any services or appliances mentioned above have not been tested by Miles and Son

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. Room measurements, taken in accordance with recommended practice, to the nearest three inches. Site measurements where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. An appointment to view should be made and all negotiations conducted through Miles & Son.

Tenant Fee Information



The Rent: This is paid per calendar month and your rent day each month will be the date your tenancy starts. You should ensure your payment is clear with us by the required date each month.

The Damages Deposit: This will be the equivalent of one month's rent, to be cleared and with us before the day your tenancy begins.

Bills: Unless otherwise stated in the agreement you will be required to pay the utility bills (gas, electricity and water/sewerage), the council tax, communication charges (e.g. broadband and telephone bills) and the TV Licence for the entire duration of the tenancy.

Payments to Change the Tenancy: If you, as the tenant, make a request to change the tenancy during the course of the agreement you will be charged £50 plus VAT (£60). This covers Miles and Son drawing up the required paperwork, sending it to both parties for signing and then supplying copies to the same. This is a permitted charge to the tenancy.

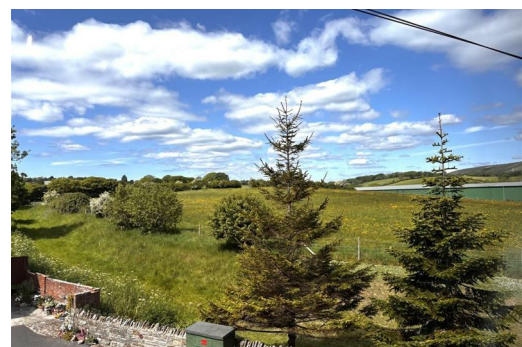
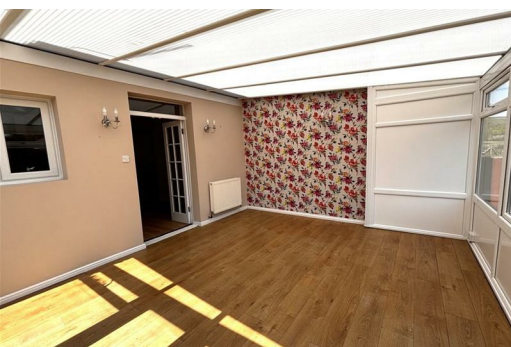
Default Fees:

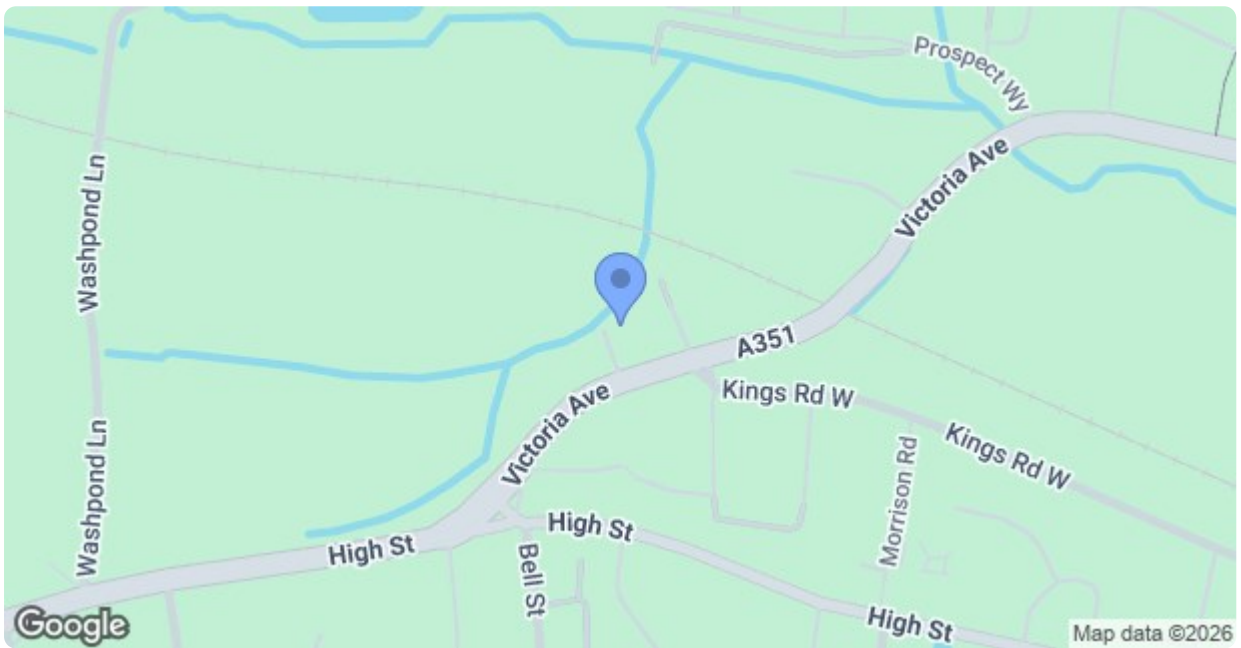
(a) In the event you lose a key or security device you will be responsible for the cost of having it replaced. This will be limited to the cost of the new key being cut or the replacement security device ordered.

(b) If you are more than 14 days late with your rent, interest of 3% above the Bank of England base rate per day, will be added to your arrears from day 15 onwards until full payment is received. 14 days of interest will also be added retrospectively.

Client Money Protection provided by Propertymark

Independent Redress provided by The Property Ombudsman





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	