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

MILES & SON
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Mount Pleasant Lane, Swanage, Dorset BH19 2PN

Terraced town house situated in a convenient cul-de-sac position. 4 bedrooms (1 en-suite shower room), lounge, kitchen/diner, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, west facing garden, garage, residents parking area.

- Terraced town house with garage
- 4 bedrooms (1 en-suite shower room/W.C.)
- Lounge
- Kitchen/diner
- Cloakroom/W.C. Bathroom/W.C.
- Gas central heating
- Double glazing
- Enclosed west facing garden
- Residents parking area
- Some hill views

Asking Price £375,000

Mount Pleasant Lane, Swanage, Dorset BH19 2PN

SITUATION:
Within a cul-de-sac in Swanage town centre, convenient for access to all the main town centre amenities, the beach, seafront and restaurants.

DESCRIPTION:
A terraced town house built, we understand, in the late 1980's/early 1990's of brick elevations under a slate roof. The property has a westerly rear aspect and easily maintained garden which enjoys the afternoon and evening sun. The property has its own detached garage and there is also a private parking area with residents spaces.

ACCOMMODATION:

ENTRANCE HALL:
Double-glazed front door, high level fuse box, central heating thermostat, radiator, tiled floor.

KITCHEN/DINER (E):
12'8" 3.87m) x 8' (2.46m). Single drainer stainless steel 1½ bowl sink unit and work surfaces with drawers, cupboards, space and plumbing for washing machine under, space for fridge/freezer, tiled splash backs, Worcester boiler, matching wall cupboards, space for gas electric cooker, filter hood over.

CLOAKROOM/W.C:
Low level W.C., extractor unit, wash basin with tiled splash back.

LOUNGE (W):
12'10" (3.91m) x 11'5" (3.49m). Radiator, double glazed doors to the garden, TV aerial point, small understairs cupboard.

FIRST FLOOR

LANDING:
Radiator.

BEDROOM 1 (E):
12'8" (3.88m) x 11'5" (3.49m). Radiator, TV aerial point, fitted shelving.

BATHROOM/W.C:
Radiator, low level W.C., extractor unit, panelled bath with mixer tap/shower attachment, mains shower over, tiled surround, wash basin, strip light/shaver point.

BEDROOM 3 (W):
11'5" (3.48m) x 7'8" (2.35m). Radiator, fitted wardrobe with storage, view to the hills.

SECOND FLOOR

LANDING:
Radiator, shelved cupboard.

BEDROOM 2 (W):
12'9" (3.89m) x 11'5" (3.49m). Part sloping ceiling with Velux window, fitted cupboard, view to the hills.

BEDROOM 4 (E):
11'5" (3.49m) x 9'10" (2.99m). Fitted shelving, part sloping ceiling with Velux windows, views over rooftops to the sea. Door to: EN-SUITE SHOWER ROOM/W.C.: Radiator, tiled cubicle with electric shower unit, low level W.C., wash basin, extractor unit, store cupboard, strip light/shaver point.

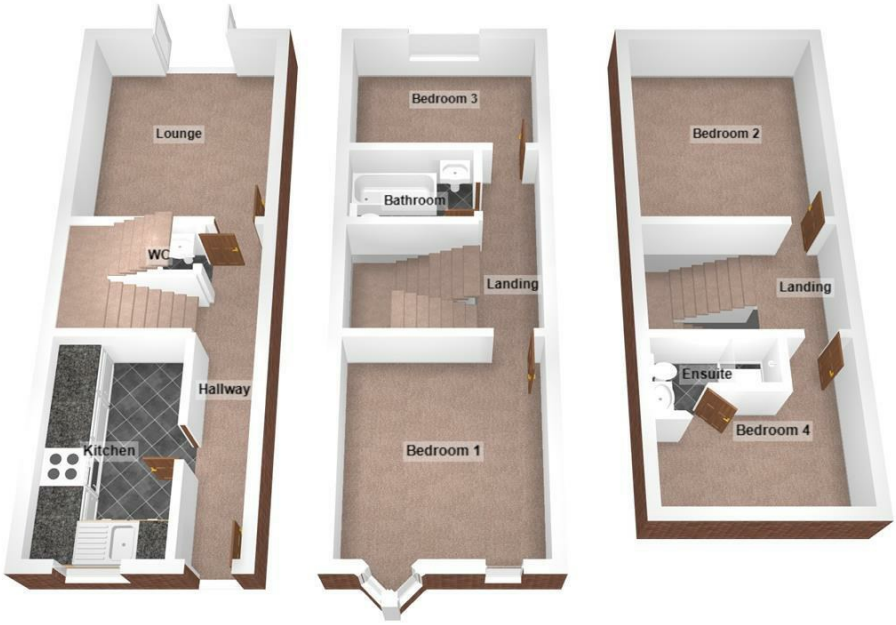
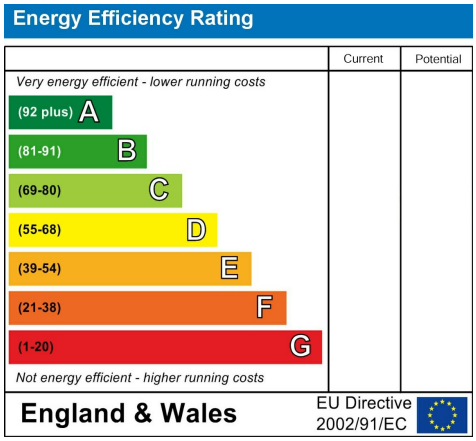
OUTSIDE:
Small front garden with paved and shingled areas. The enclosed rear garden has a westerly aspect and is mainly paved with shingled borders. To the north of the terrace is the parking area for the residents. This property has a: DETACHED GARAGE: Single garage with up and over door, re-roofed we are advised, in 2019. There are two unallocated parking spaces which can be used if available.

ADDITIONAL INFORMATION
Property type: Terraced house. 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/

COUNCIL TAX:
Band C: £2504.96 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:
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. An appointment to view should be made and all negotiations conducted through Miles & Son.



All measurements are approximate and for display purposes only