

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



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Ulwell Road, Swanage, BH19 1LN

Detached house at North Swanage convenient for access to open country walks. 4 bedrooms (1 en-suite shower room/W.C.), lounge, kitchen/family dining room, utility room, 2 w.c.'s, bathroom, gas central heating, double glazing, rear garden, good sized front garden with ample parking.

- Detached house at North Swanage
- Kitchen/family dining room
- Gas central heating. Double glazing
- VENDORS SUITED!
- 4 bedrooms (1 en-suite shower room/W.C.)
- Utility room
- Rear garden with outbuilding
- Lounge
- Bathroom. 2 separate w.c.'s
- Good-sized south facing front garden with ample parking

Asking Price £750,000

Ullwell Road, Swanage, BH19 1LN

SITUATION:

To the north of Swanage convenient for access to open country walks and Ballard Down, which forms part of the Jurassic Coast World Heritage Site. The main Swanage town centre facilities are approximately one mile and the beach around half a mile.

DESCRIPTION:

A detached house built, we believe, in the 1920's/30's of brick elevations under a clay tiled roof. Occupying a good-sized plot the property is set well back and has a sunny, southerly aspect. The property has been extended by the current owners to provide a lounge with dual aspect and a log-burning stove. The front garden is of a good size and offers ample off-road parking. The rear garden is mainly lawned and there is a detached outbuilding offering scope to provide an annexe, home office/workroom, or hobby room.

ACCOMMODATION:

Steps up to:

ENTRANCE LOBBY:

Double glazed front door, tiled floor, radiator. Part glazed door to:

HALL:

Central heating thermostat.

BEDROOM 3 (S):

12'5" (3.79m) into bay x 12'5" (3.79m). Radiator.

FAMILY DINING ROOM (S & N):

20'11" (6.38m) x 9'6" (2.9m). Two radiators, telephone point, breakfast bar, dining space, double glazed doors to rear garden. Opening to:

KITCHEN (N):

14'2" (4.33m) x 7'8" (2.35m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for dishwasher under, wall cupboards, tiled splash backs, Baxi boiler, radiator, space for fridge/freezer. Double glazed door to rear garden. Door to:

UTILITY ROOM:

5'7" (1.71m) x 5'2" (1.59m). Obscure double-glazed window, space and plumbing for washing machine and dryer, wall cupboards, pat sloping ceiling. Door to:

W.C.:

Half tiled walls, vanity wash basin with mixer tap, low level w.c., radiator.

LOUNGE (S & N):

17'7" (5.36m) x 12'2" (3.71m). Double glazed doors to front and rear gardens, log burner, two radiators, TV point, wall lights.

FIRST FLOOR

LANDING (W):

Access to loft space with retractable ladder, radiator, shelved storage/linen cupboards.

W.C.:

(On the half landing) Obscure double-glazed window, low level w.c., vanity wash basin with mixer tap, half-tiled walls, radiator.

BATHROOM:

Fully tiled walls, panelled bath with mixer tap/shower attachment, wash basin with mixer tap, towel radiator.

BEDROOM 4 (N):

12'1" (3.69m) x 7'8" (2.34m). Radiator, view to the hills.



BEDROOM 1 (S):

13'5" (4.1m) into bay x 12'5" (3.79m). Radiator.

BEDROOM 2 (S):

15'3" (4.65m) max. x 11'6" (3.52m) max. into alcove. Eaves access and wardrobe cupboard, radiator, walk-in store/dressing room with north facing Velux window and sloping ceilings. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled, low level w.c., obscure double-glazed window, radiator, vanity wash basin with mixer tap, shower cubicle with electric shower unit.

OUTSIDE:

Good sized front garden with gated vehicular access, lawns, south facing timber deck, ornamental trees, shrubs and apple tree, ample off-road parking. Side accesses to the rear garde which has a lawn, paved patio, shrub beds and: DETACHED OUTBUILDING: Personal door, light, power, water and drainage, cloakroom with scope to provide a shower room. Ideal as a home office/workroom/hobby room, potential to form an annexe.

ADDITIONAL INFORMATION

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

COUNCIL TAX:

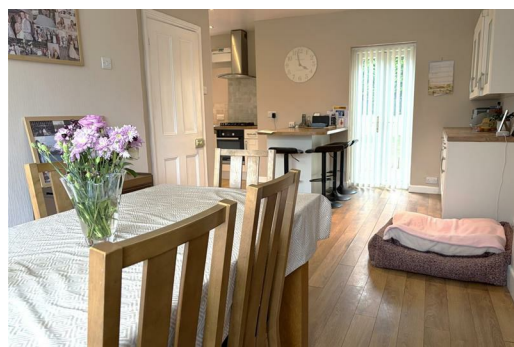
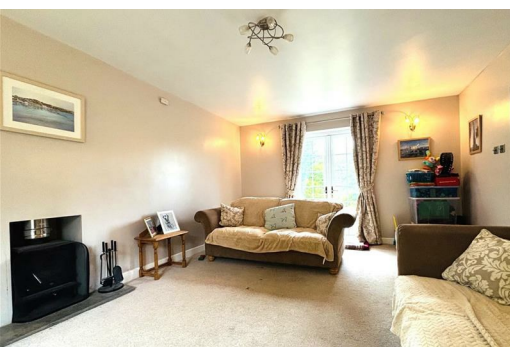
Band E: £3444.30 payable for 2026/27 (excluding discounts, or additional home premium).

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