

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



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### **Church Close, Swanage, Dorset BH19 1JP**

Terraced town house situated in an exclusive private close just off Swanage town centre in a level position. 3 bedrooms, through lounge/diner, conservatory, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, enclosed south facing rear garden, garage and allocated parking space.

- Terraced town house in an exclusive private close
- Through lounge and dining room
- Cloakroom/W.C. Bathroom/W.C.
- Garage and allocated car parking space
- Convenient level walk to town and beach
- Conservatory
- Gas central heating. Double glazing
- 3 bedrooms
- Kitchen
- Easily maintained south facing rear garden

**Asking Price £450,000**

# Church Close, Swanage, Dorset BH19 1JP

## SITUATION:

Within an exclusive Private close in a level position just off Swanage town centre convenient for all the main amenities, beach and sea front. As well as its own private gardens there are also well-maintained communal grounds with lawns and ornamental fishpond.

## DESCRIPTION:

A mid-terraced town house, one of eight in two terraces built, we understand in the mid to late 1970's of Purbeck stone and tile hung elevations under an interlocking tiled roof. This particular property is in the second of the terraces and has an enclosed and easily maintained south facing rear garden. Each of the properties have both a garage and an allocated off-road car parking space. The property is being sold with no forward chain.

## ACCOMMODATION:

Pathways leads from the private parking area and through the communal grounds from Kings Road to the property.

## ENTRANCE HALL:

UPVC double-glazed front door, radiator, central heating thermostat.

## CLOAKROOM/W.C.:

Sliding door, vanity wash basin with tiled splash back, low level W.C., obscure UPVC double-glazed window.

## LOUNGE/DINER (S & N):

27'8" x 15'7" (8.44 x 4.75)

27'7" (8.44m) overall x 15'6" (4.75m) max., narrowing to 9'6" (2.92m). Three radiators, feature fire surround, shuttered windows, TV aerial point, telephone point, wall light points in dining area. UPVC sliding doors to:

## CONSERVATORY (S,E & W):

10'2 (3.1m) x 9'10" (2.99m). Tiled flooring, electric wall heater, fitted window and roof blinds. UPVC doors to the garden.

## KITCHEN (S):

10'7" x 8'9" (3.25 x 2.69)

10'7" (3.25m) x 8'9" (2.69m). Walk-in under stairs cupboard with shelving, electric meter and fuse box, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and slimline dishwasher under, space for fridge/freezer, double electric oven, gas hob with filter hood over, tiled splash backs, wall cupboards, sliding larder cupboard. UPVC double-glazed door to the garden.

## FIRST FLOOR:

### LANDING:

Airing cupboard housing Worcester boiler and shelving. Access to loft space.

### BATHROOM/W.C:

Panelled bath with mains shower unit over, tiled surround, half-tiled walls, vanity wash basin, low level W.C., radiator, obscure UPVC double-glazed window.

### BEDROOM 2 (S):

11'7" x 9'8" (3.55 x 2.96)

11'7" (3.55m) x 9'8" (2.96m) plus range of fitted wardrobes to one wall. Fitted bedside units and dresser, telephone point, TV aerial point.

### BEDROOM 1 (N):

14' (4.28m) x 10'7" (3.25m). Fitted wardrobes and shelved cupboard, radiator.

### BEDROOM 3 (N):

8'4" x 7'10" (2.55 x 2.39)

8'4" (2.55m) x 7'10" (2.39m). Radiator, fitted shelving and cupboards to one wall.





**OUTSIDE:**

To the front of the property is a small area of lawn. The rear garden has a southerly aspect and is enclosed, with a pedestrian gate to the rear. Mainly paved the garden offers ease of maintenance and has raised shrub beds. The communal grounds are well-maintained with lawns, ornamental fishpond, an area to the east with grassed area and tree also provides space for the dustbins. In a detached block of eight there is a **SINGLE GARAGE**: With up and over door. Also within the private grounds are eight numbered allocated off-road parking spaces, one for each property.

**NB:**

Although freehold we understand that there is a resident's association – the Church Close Residents Association Limited (managing the communal areas etc.) in which each property is allocated an equal share. We understand the latest annual contribution amounted to £450.00 (until 31/03/2024). We are advised that in addition on the Conveyance of each individual property a covenant binds the purchaser "to use the property hereby conveyed as a private dwellinghouse in the occupation of one family only". Therefore, we understand long letting is possible, but holiday letting/Air BnB is not.

**services:**

All main services are connected. N.B. Any services or appliances mentioned above have not been tested by Miles & Son

**COUNCIL TAX:**

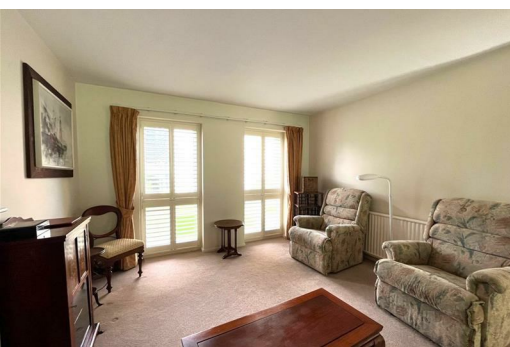
Band E: £2985.82 payable for 2023/24 (excluding discounts).

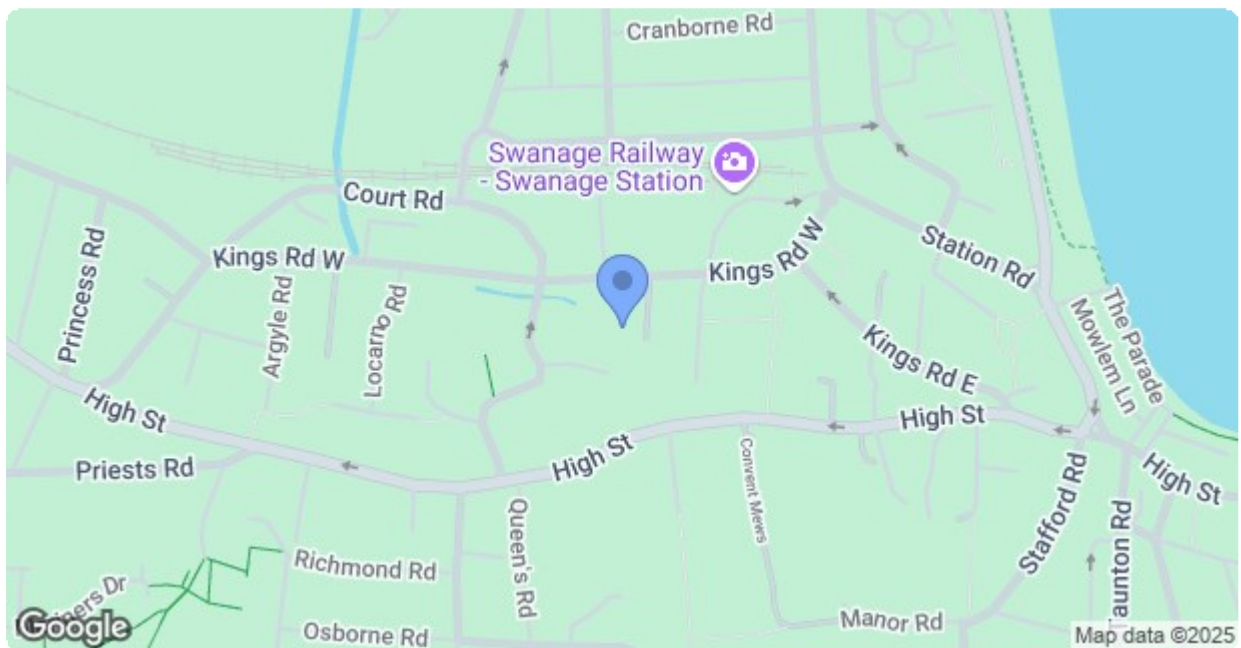
**VIEWING:**

By appointment only please, with the Agents **MILES & SON**. Our office is open Monday-Friday 9.00am-5/5.30 pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 