

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



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



Steppes, Swanage, Dorset BH19 3EY

Terraced ex-Local Authority house in a village location. In need of extensive refurbishment. 3 bedrooms (1 ground floor with en-suite shower room/W.C.), lounge, kitchen/dining room, bath/shower room/W.C., mainly double glazed, west facing garden, rear yard, some hill/rural views. NO CHAIN!

- Terraced ex-Local Authority house
- In need of extensive refurbishment throughout
- 3 bedrooms (1 ground floor with en-suite shower room/W.C.)
- Lounge
- Kitchen and dining room
- Bath/shower room/W.C.
- Some hill and rural views
- Loft room (offering scope for full conversion)
- West facing front garden. Rear yard
- No forward chain!

Guide Price £275,000

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SITUATION:

Within the village of Langton Matravers, convenient for local schools and access to open country walks. The property is situated just off the Village centre and around two miles from Swanage town centre and seafront.

DESCRIPTION:

An ex-Local Authority terraced house constructed of brick elevations under a tiled roof. The property is in need of extensive refurbishment throughout. There are three bedrooms, one of which is on the ground floor with an en-suite shower room/W.C. There is a walk-in loft room which could offer scope to convert to an additional bedroom, subject to obtaining the necessary approvals.

ACCOMMODATION:

Concrete path leads in front of the terrace to:

ENTRANCE HALL:

Double glazed front door, high level electric meter and fuse box.

LOUNGE (W):

15'7" (4.75m) x 12'3" (3.72m). Radiator, Purbeck stone fireplace, TV point, shelved cupboard. Opening to:

KITCHEN/DINER (E):

Dining space: 10' (3.04m) x 8'11" (2.73m). Kitchen: 10'6" (3.21m) x 9'11" (3.01m). Waste and water, gas mains (boiler non-functioning). Door to rear yard.

BEDROOM 1 (N):

10'8" (3.26m) x 10'3" (3.13m). Radiator. Door to: EN-SUITE SHOWER ROOM/W.C.: Low level w.c., wash basin, towel radiator, tiled cubicle with mains shower unit.

FIRST FLOOR

LANDING (E):

Steps lead up to a walk-in loft room with two Velux windows. Scope for conversion (subject to obtaining the necessary approvals).

BATH/SHOWER ROOM/W.C.:

Tiled floor, low level w.c., Obscure glazed window, panelled bath, corner shower cubicle with mains shower, towel radiator, wash basin, under stairs airing cupboard.

BEDROOM 3 (W):

8'11" (2.71m) x 8'1" (2.46m). Radiator, hill and rural views.

BEDROOM 2 (W):

12'3" (3.73m) x 11'8" (3.55m) into alcoves. Radiator, rural and hill views.

OUTSIDE:

Front garden with a westerly aspect. Rear yard with pedestrian access on to Steppes. There is no off street, or allocated parking but there is unrestricted parking in the road.

ADDITIONAL INFORMATION

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

COUNCIL TAX:

Band C: £2356.53 payable for 2026/27 (excluding discounts).

VIEWING:

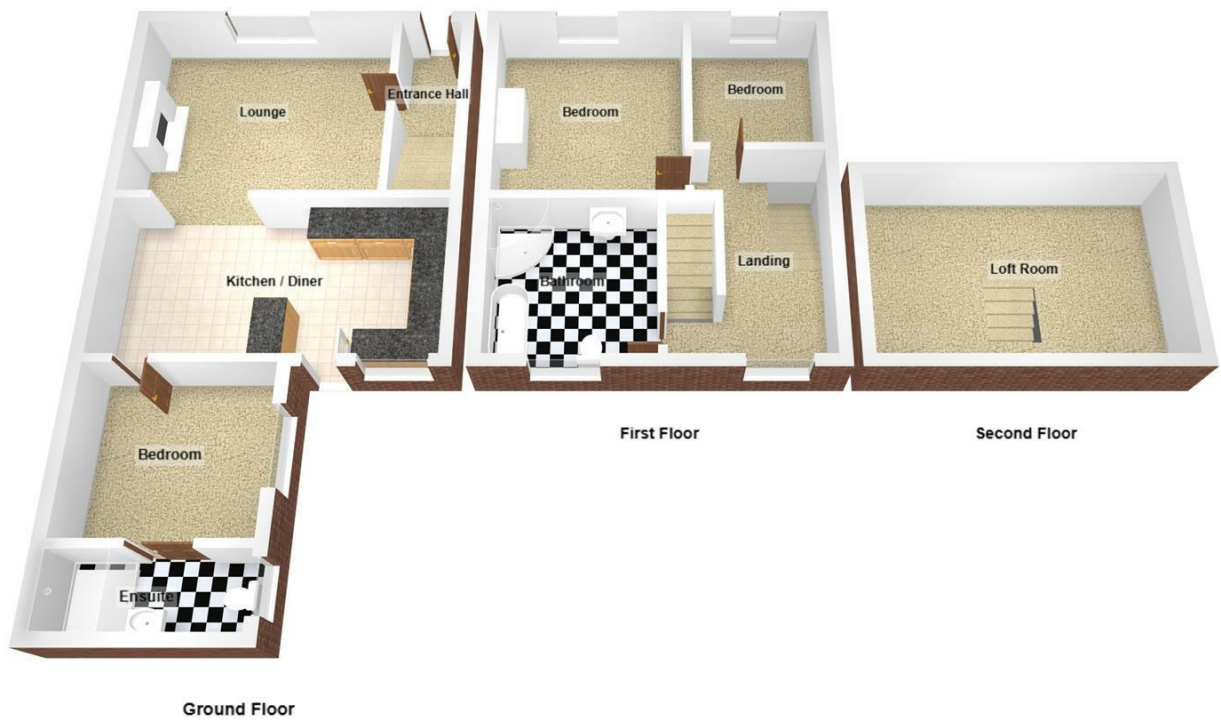
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:



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