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

MILES & SON
Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

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(24 hours)
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Ulwell Road, Swanage, BH19 1LN

https://milesandson.co.uk/prospective-tenants/

Asking Price £695,000

Ulwell 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 1930's of brick elevations under a clay tiled roof. The property has been modernised and extended by the current owners and is being offered for sale with NO FORWARD CHAIN! The front garden has been paved and shingled to provide ample off-road parking, and the rear garden is of a good size with a lower seating area, and upper lawn.

ACCOMMODATION:
Steps up to:

ENTRANCE HALL:
Part glazed front door, obscure double-glazed window, part tiled floor, Karndean flooring, radiator, understairs cupboard with Worcester boiler, telephone point, central heating thermostat.

CLOAKROOM/W.C.:
Two obscure double-glazed windows, wash basin with mixer tap, cupboard under, low level w.c.

KITCHEN(W):
16'4" x 9'5" (4.99 x 2.89)
Radiator, 1½ bowl single drainer sink unit with mixer tap & work surfaces with drawers, cupboards, integrated dishwasher, space/plumbing for washing machine & further appliance space under, shelved cupboards, integrated fridge & freezer, double electric oven, induction hob, extractor hood over. Opening to:

UTILITY ROOM (N):
9'4" x 5'2" (2.85 x 1.58)
Pitched glass roof, double glazed door to the rear garden, work surface with cupboards and integrated fridge under, radiator. Opening to:

GARDEN ROOM (N & E):
12'5" x 12'1" (3.81 x 3.69)
12'6" (3.81m) x 12'1" (3.69m). Double glazed door to the rear garden, radiator, pitched glass roof, TV aerial point.

LOUNGE & DINING ROOM (S&E):
12'5" x 11'0" 12'5" x 11'6" m (3.81 x 3.36 3.81m x 3.52 m)
Through room. Lounge: 12'6" (3.81m) x 11'11" (3.63m) plus bay window. Radiator, TV aerial point, telephone point. Opening to: Dining room:12'6" (3.81m) x 11'7" (3.52m). Radiator, double doors to the garden room.

FIRST FLOOR:

LANDING (W):
Radiator. Access to wood lined, insulated and part boarded loft space with retractable ladder, east facing rooflight window, light and power.

SHOWER ROOM/W.C.:
Obscure double-glazed window, vanity wash basin with mixer tap, radiator, illuminated mirror, aqua boarded shower cubicle with mains shower unit.

BEDROOM 4 (N):
9'6" x 7'4" (2.91 x 2.26)
Radiator.

BEDROOM 2 (N):
12'5" x 11'7" (3.79 x 3.55)
Radiator, vanity wash basin with mixer tap, illuminated mirror.

BEDROOM 1 (S):
12'5" x 11'11" (3.81 x 3.64)
Radiator. door to EN-SUITE SHOWER ROOM: Aqua boarded shower cubicle with mains shower unit, vanity wash basin with mixer tap, illuminated mirror, low level w.c., extractor. View over the town to the hills beyond.

BEDROOM 3 (S):
9'6" x 7'10" (2.92 x 2.4)
Telephone point, radiator, views over the Cricket Ground and the town to the hills beyond.

OUTSIDE:
The front garden has a paved drive and shingled area providing ample off-road parking, flower and shrub beds. Gated side accesses to the rear garden which has lower paved patio, and pergola seating area, further raised paved patio and lawn, flower and shrub beds, timber garden shed.

ADDITIONAL INFORMATION:
ADDITIONAL INFORMATION: Property type: Detached. 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 F: £3884.75 payable for 2025/26 (excluding discounts, or additional home premium).

VIEWING:
VIEWING: By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.

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Ulwell Rd
Hill Rd
Bay Cl
Telephone Box Library
Moor Rd
Darkie Ln
Washpond Ln
Ulwell Rd
Ballard Lee
Northbrook Rd
Redcliffe Rd
Ulwell Rd
Streche Rd
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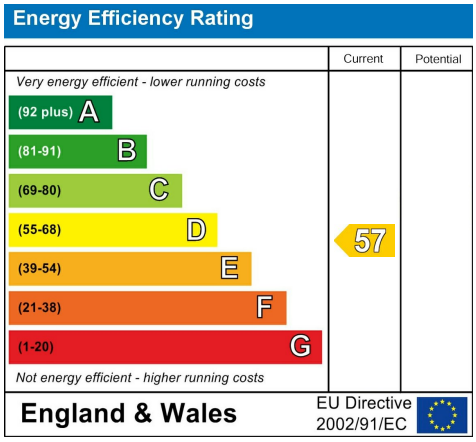
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
England & Wales
EU Directive 2002/91/EC