

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



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### **Colletts Close, Corfe Castle, Dorset BH20 5HG**

Link-detached house situated towards the end of a residential cul-de-sac in the Village of Corfe Castle. 3 bedrooms (1 en-suite shower room/W.C.), 2 reception rooms, conservatory, kitchen, bathroom/W.C., cloakroom/W.C., gas central heating, double glazing, west facing rear garden, garage and driveway.

- Detached Purbeck stone house
- 2 reception rooms
- Gas central heating. Double glazed windows
- Some hill views
- Village location - cul-de-sac position
- Kitchen. Conservatory
- West facing rear garden
- 3 bedrooms (1 en-suite shower room/W.C.)
- Bathroom/W.C. Cloakroom/W.C.
- Garage and driveway parking

**Asking Price £560,000**

## Colletts Close, Corfe Castle, Dorset BH20 5HG

### SITUATION:

Towards the end of a residential cul-de-sac in the village of Corfe Castle. The property is within  $\frac{3}{4}$  of a mile of the village centre and historic Castle ruins, and Corfe Castle itself sits almost midway between the seaside town of Swanage, and the market town of Wareham with its mainline rail link (Weymouth to Waterloo).

### DESCRIPTION:

A link-detached house built, we understand, in the 1980's of Purbeck stone elevations under a tiled roof. The conservatory, kitchen, two main bedrooms and the rear garden have a sunny, westerly aspect. A garage is adjacent to the property and there is a driveway providing additional off-road parking. The property is to be sold with no forward chain.

### ACCOMMODATION:

#### ENTRANCE HALL:

Part glazed wooden front door, radiator, telephone point, central heating thermostat. Opening to:

#### DINING ROOM (E):

9'10" (3m) x 9'8" (2.94m). Radiator, hill glimpse.

#### CLOAKROOM/W.C.

Obscure double-glazed window, wash basin with tiled splash back, low level W.C., radiator.

#### LOUNGE (E & W):

20'7" (6.27m) x 11'4" (3.58m) max. 2 radiators, wall lights, hill glimpse, TV aerial point, feature fireplace and surround with gas fire. Double glazed sliding door to:

#### CONSERVATORY (W & N):

12'2" (3.71m) x 10'1" (3.07m). UPVC double glazing, translucent roofing with fitted blinds. Sliding door to the rear garden.

#### KITCHEN (W):

13'2" (4.01m) max. x 9'8" (2.95m). Single drainer  $1\frac{1}{2}$  bowl sink unit with mixer tap and adjoining work surfaces with drawers, cupboards, space and plumbing for washing machine and further appliance space under, space for fridge/freezer, further work surface with drawers and cupboards under, electric oven and hob with filter hood over, tiled splash backs, matching wall cupboards, radiator, under stairs cupboard housing Vaillant boiler. Door to gated side access

### FIRST FLOOR

#### LANDING (W):

Radiator, loft access.

#### BEDROOM 1 (W & E):

19'11" (6.07m) x 13'7" (4.14m). 2 radiators, view to the hills. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled shower cubicle with mains shower, low level W.C., wash basin with tiled splash back, shaver point, radiator, extractor unit.

#### BATHROOM/W.C.:

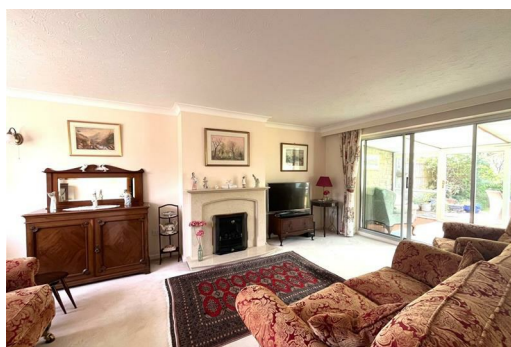
Panelled bath with mixer tap/shower attachment with fully tiled surround, obscure double-glazed window, wash basin, low level W.C. with half tiled surround, towel radiator.

#### BEDROOM 3 (E):

9'4" (2.84m) x 8'11" (2.72m). Radiator, view to the hills.

#### BEDROOM 2 (W):

10'6" (3.2m) x 9'10" (3m). Radiator.



**OUTSIDE:**

The front garden has two areas of lawn, ornamental tree, flower and shrub beds. Driveway providing off road parking and leading to: GARAGE: 17'3" (5.26m) x 8' (2.44m). Block and Purbeck stone construction under a flat roof, up and over and personal doors, light and power. The rear garden faces west and has two stone paved patios, the remainder is mainly laid to lawn, flower and shrub beds, ornamental trees, and timber garden shed.

**ADDITIONAL INFORMATION**

Property type: Link-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/).

**COUNCIL TAX:**

Band F: £3556.16 payable for 2024/25 (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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	