

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



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### **Walrond Road, Swanage, Dorset BH19 1PD**

DETACHED BUNGALOW JUST NORTH OF THE TOWN CENTRE - 3 BEDROOMS - 2 RECEPTION ROOMS - SOUTH FACING REAR GARDEN - DETACHED DOUBLE GARAGE

- Detached bungalow on a good sized plot
- 2 reception rooms
- Gas central heating
- Front and rear gardens
- Residential cul-de-sac with southerly rear aspect
- Kitchen
- Double glazing
- 3 bedrooms
- Bathroom/W.C. Shower room/W.C.
- Garage and off road parking

**Asking Price £695,000**

# Walrond Road, Swanage, Dorset BH19 1PD

## SITUATION

Conveniently situated in a residential location just to the North of Swanage town centre within half a mile of the main amenities and convenient for access to the beach and the Beach Gardens with its tennis courts, bowling and putting greens.

## DESCRIPTION

A detached bungalow built we understand, in 1978 of brick elevations under an interlocking tiled roof. The property occupies a good-sized plot of approximately 0.16 of an acre with the rear garden having a sunny, southerly aspect. Approached via a rear service lane is a detached double garage with space in front to park. Being sold with NO FORWARD CHAIN, a viewing is thoroughly recommended.

## ACCOMMODATION

Paved path and steps lead to a covered entrance:

## ENTRANCE HALL

UPVC double glazed door, tiled floor, cupboard housing fuse box and electric meter, central heating thermostat, radiator, loft access.

## SHOWER ROOM/W.C.

Fully tiled, low level w.c., radiator, obscure double-glazed window, shower cubicle with Triton shower unit, extractor.

## BEDROOM 3 (N)

10'0" x 7'10" (3.05 x 2.41 )

Radiator, fitted wardrobe and shelved cupboard.

## BEDROOM 2 (N)

11'1" x 9'10" (3.4 x 3 )

Radiator, fitted wardrobes and dresser unit.

## BEDROOM 1 (S)

12'10" x 9'11" (3.91m x 3.02m )

Southerly views over the town to the hills beyond, radiator, TV point, UPVC double glazed doors to the deck.

## BATHROOM/W.C.

Fully tiled, towel radiator, low level w.c., panelled bath with mixer tap/shower attachment, wash basin, obscure double-glazed window, airing cupboard housing pre-lagged hot water cylinder, extractor.

## LOUNGE (S & W)

19'7" x 10'11" (5.97 x 3.35 )

Feature fireplace with gas fire, TV point, southerly views over the town to the hills beyond, UPVC double glazed doors to the deck.

## DINING ROOM (S)

13'1" x 9'10" (4.01 x 3.02 )

Radiator, southerly views over the town to the hills beyond, UPVC double glazed doors to the deck.

## KITCHEN (N)

13'3" x 7'10" (4.06 x 2.41 )

Double glazed door to garden, single drainer stainless steel 1½ bowl sink unit and work surfaces with drawers, cupboards, spaces and plumbing for washing machine, dishwasher and further appliance space under, electric oven and gas hob with filter hood over, space for fridge/freezer, cupboard housing Worcester boiler, tiled splash backs, wall cupboards.



## OUTSIDE

The front garden has lawns, flower and shrub beds. Accesses either side of the property, one with outside tap, lead to the south facing rear garden, which is laid mainly to lawn has flower and shrub beds and pedestrian access to the rear service lane. Immediately to the south of the property is a large deck with seating areas and has views over the town to the hills and 'The Downs' beyond.

## DETACHED DOUBLE GARAGE

17'11" x 16'3" (5.48 x 4.97 )

Up and over, and personal doors, north facing window.

## ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Ftp ([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 E: £3444.30 payable for 2026/27 (excluding discounts).

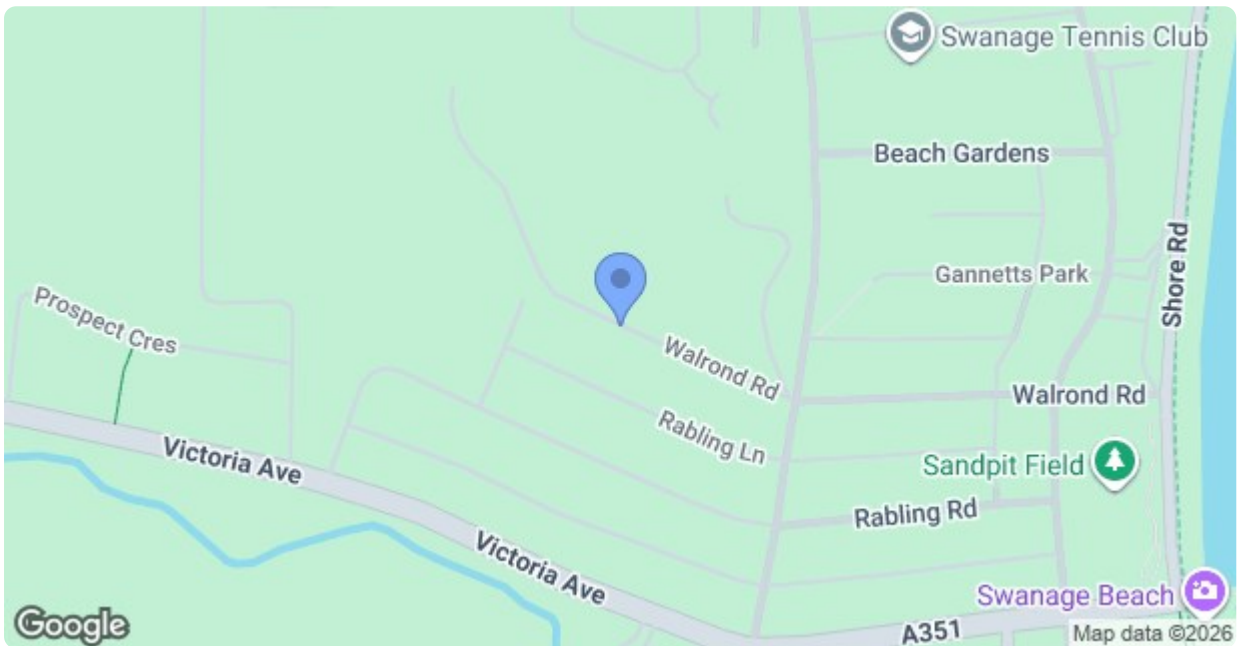
## VIEWING

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. An 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	