

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



Shaston Close, Swanage, BH19 2LG

Detached house in a residential position close to open country walks. 3 bedrooms, south facing lounge, kitchen/diner, conservatory, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, enclosed garden, garage and driveway, hill views. Being sold with NO FORWARD CHAIN!

- Detached house
- Kitchen/diner
- Gas central heating. Double glazing
- Enclosed rear/side garden
- 3 bedrooms
- Conservatory
- Hill views
- South facing lounge
- Cloakroom/W.C. Bathroom/W.C.
- Garage. Under conservatory storage

Asking Price £375,000

Shaston Close, Swanage, BH19 2LG

SITUATION:

Within a small residential cul-de-sac convenient for access to open country to the West of Swanage approximately one mile from the town centre, main beach and sea front. There are amenities at nearby Herston which include a small supermarket/sub Post Office, local pubs and bus stops. The property is also convenient for local schools, St. Marks (Primary School), and The Swanage School (ages 11-16).

DESCRIPTION:

A detached house built, we believe, in the 1980's of brick elevations under an interlocking tiled roof. The property has been successfully long let but is now vacant and being offered with no forward chain. To the rear of the property is a conservatory extension with storage area under and the side and rear gardens, although not large, are enclosed and offer ease of maintenance.

ACCOMMODATION:

ENTRANCE HALL (W):

UPVC double glazed front door, radiator, high level fuse box, central heating thermostat.

CLOAKROOM/W.C.:

Low level w.c., wash basin with mixer tap and tiled splash back, radiator, obscure UPVC double glazed window.

LOUNGE (S):

17'8" (5.39m) x 11'4" (3.47m) max. Under stairs storage cupboard with light and power, 2 radiators, feature fire surround, TV aerial point, telephone point. Door to:

KITCHEN/DINER (N):

14'10" (4.52m) x 8'5" (2.58m). 1½ bowl single drainer stainless steel sink unit with mixer tap, and adjoining work surfaces with drawer, cupboards space and plumbing for washing machine and further appliance spaces under, electric double oven, gas hob with filter hood over, tiled splash backs, matching wall cupboards, cupboard housing gas boiler, central heating programmer. UPVC double glazed door to:

CONSERVATORY (W, N & E):

13' (3.97m) x 7'4" (2.23m). Brick and UPVC construction, radiator, hill views and sea glimpse. UPVC double glazed door and steps down to the garden.

FIRST FLOOR

LANDING (W):

Access to loft space, airing cupboard housing pre-lagged hot water cylinder.

BATHROOM/W.C.:

Obscure UPVC double glazed window, half tiled walls, fully tiled around panelled bath with mixer tap, electric shower over, low level w.c., wash basin, radiator, extractor unit.

BEDROOM 1 (N):

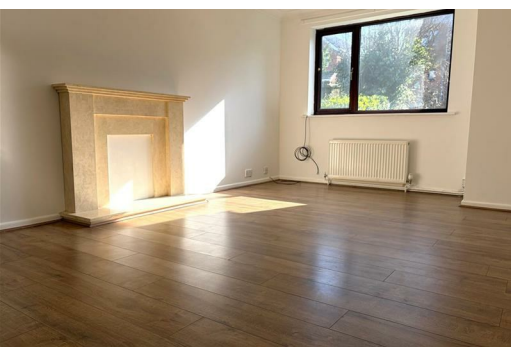
13'10" (4.22m) x 8'4" (2.55m). Radiator, hill views and sea glimpse.

BEDROOM 2 (S):

12'3" (3.74m) x 7'4" (2.24m). Radiator.

BEDROOM 3 (S):

8'9" (2.67m) x 7'2" (2.19m). Radiator.



OUTSIDE:

To the front is an area of lawn and shrub bed. Short concrete driveway leads to: GARAGE: 17'6" (5.35m) x 8'2" (2.5m). Up & over door (damaged and to be replaced by owners), light and power, pitched roof. The side and rear gardens are enclosed and offer ease of maintenance with lawn, flower and shrub beds and lower circular paved patio. Access around both sides of the property, under conservatory storage area.

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 C: £2390.61 payable for 2025/26 (excluding discounts, or additional home premiums).

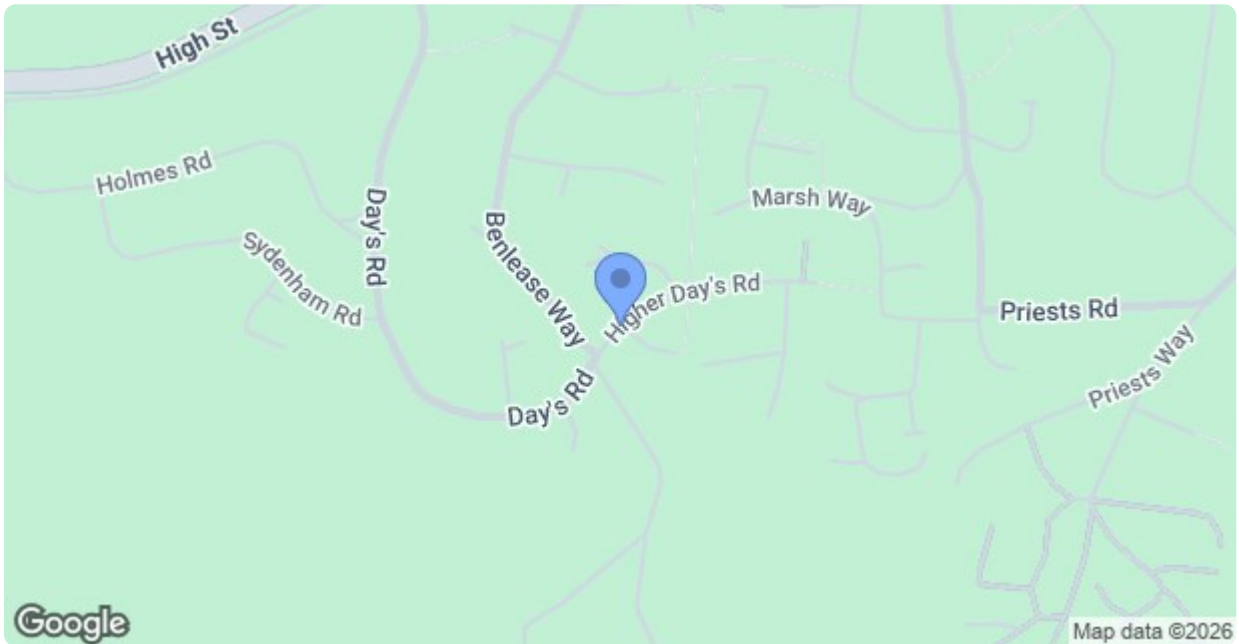
VIEWING:

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