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

MILES & SON
Est. 1873
Estate & Letting Agents

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Web: www.milesandson.co.uk
Email: property@milesandson.co.uk

Ulwell Road, Swanage, Dorset BH19 1QU

Detached house situated to the North of Swanage and backing on to farmland. 3 bedrooms, dining hall, lounge, conservatory, bath/shower room/W.C., cloakroom/W.C., gas central heating, double glazing, west facing rear garden, front garden and off road parking.

- Link detached house
- 3 bedrooms
- Lounge. Dining hall
- Kitchen. Conservatory
- Cloakroom/W.C. Bath/shower room/W.C.
- Gas central heating
- Double glazing
- Off road parking
- Gardens
- Some rural views

Asking Price £635,000

Ulwell Road, Swanage, Dorset BH19 1QU

SITUATION:
On the northern outskirts of Swanage with a westerly rear garden & aspect backing on to open farmland. Access to country walks & Ballard Down are nearby with Swanage town centre around 1½ miles

DESCRIPTION:
A detached house of rendered elevations under a tiled roof. The property offers good sized accommodation with a full width lounge, dining room and conservatory and three double bedrooms. The rear garden has a small stream running through it and there are rural and hill views. The property is being offered with no forward chain.

ACCOMMODATION:
Entrance with veranda.

ENTRANCE HALL (E):
UPVC double glazed door and side screen, telephone point, understairs cupboard, radiator.

CLOAKROOM/W.C:
Obscure double-glazed window, low level W.C., extractor unit, radiator, vanity wash basin with mixer tap and tiled splash back.

DINING ROOM:
10'2" x 8'11" (3.1 x 2.72)
10’2” (3.1m) x 8’11” (2.72m). Arched opening from the hall, obscure double-glazed windows, radiator. Arched opening to:

LOUNGE (W):
20'0" x 11'8" (6.1 x 3.58)
20’1” (6.1m) x 11’9” (3.58m). TV aerial point, 2 radiators, feature fireplace with electric fire, rural and hill views, double glazed doors to the garden. Double glazed doors to:

CONSERVATORY (S, W & N):
9'10" x 9'10" (3 x 3)
CONSERVATORY (S, W & N): 9’10” (3m) x 9’10” (3m) max. UPVC double glazed windows on brick plinth, translucent roofing, tiled floor. Double glazed doors to the garden.

KITCHEN (N):
11'3" x 9'10" (3.45 x 3.02)
11’4” (3.45m) x 9’11” (3.02m). 1½ bowl single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, fitted fridge and freezer, gas hob with extractor hood over, double electric oven, tiled splash backs, wall cupboards, hill glimpse. Double glazed door to garden.

FIRST FLOOR

LANDING (N & E):
LANDING (N & E): Hill and rural views, 2 radiators (1 on half landing), access to part boarded and insulated loft space with retractable ladder.

BATHROOM/SHOWER ROOM/W.C:
Two obscure double-glazed windows, panelled corner bath with mixer tap, concealed cistern W.C., vanity wash basin with mixer tap, half-tiled walls, towel radiator, fully tiled shower cubicle with mains shower unit, illuminated mirror, shaver point.

BEDROOM 1 (W):
16'0" x 8'11" (4.88 x 2.72)
16’ (4.88m) x 8’11” (2.72m). Range of fitted wardrobes, bedside furniture and storage cupboards, radiator, rural and hill views.

BEDROOM 2 (W):
12'7" x 10'7" (3.86 x 3.25)
12’8” (3.86m) x 10’8” (3.25m). Fitted wardrobes and shelving, telephone point, radiator, TV aerial point, rural and hill views.

BEDROOM 3 (E):
10'5" x 8'11" (3.2 x 2.72)
10’6” (3.2m) x 8’11” (2.72m). Radiator, built-in wardrobe, rural and hill views.

OUTSIDE:
Double wrought iron gates lead onto the front garden which is mainly brick paved to provide off road parking, shrub beds, outside light and tap. Side access to the rear garden with paved patio, hardstanding for garden shed, grassed and shrubs, a small stream runs through the garden with a wooden bridge.

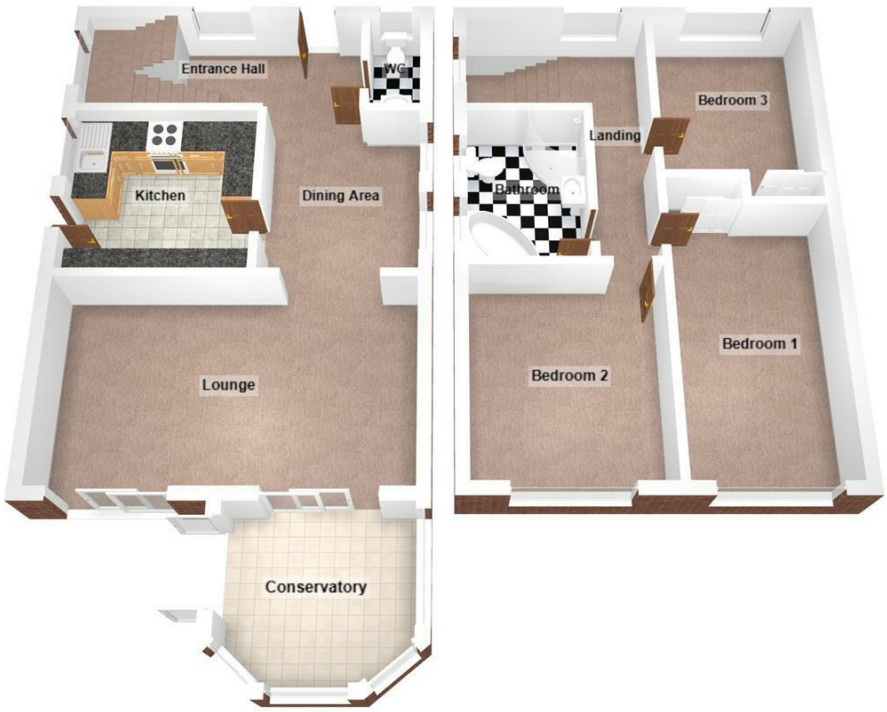
SERVICES:
All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

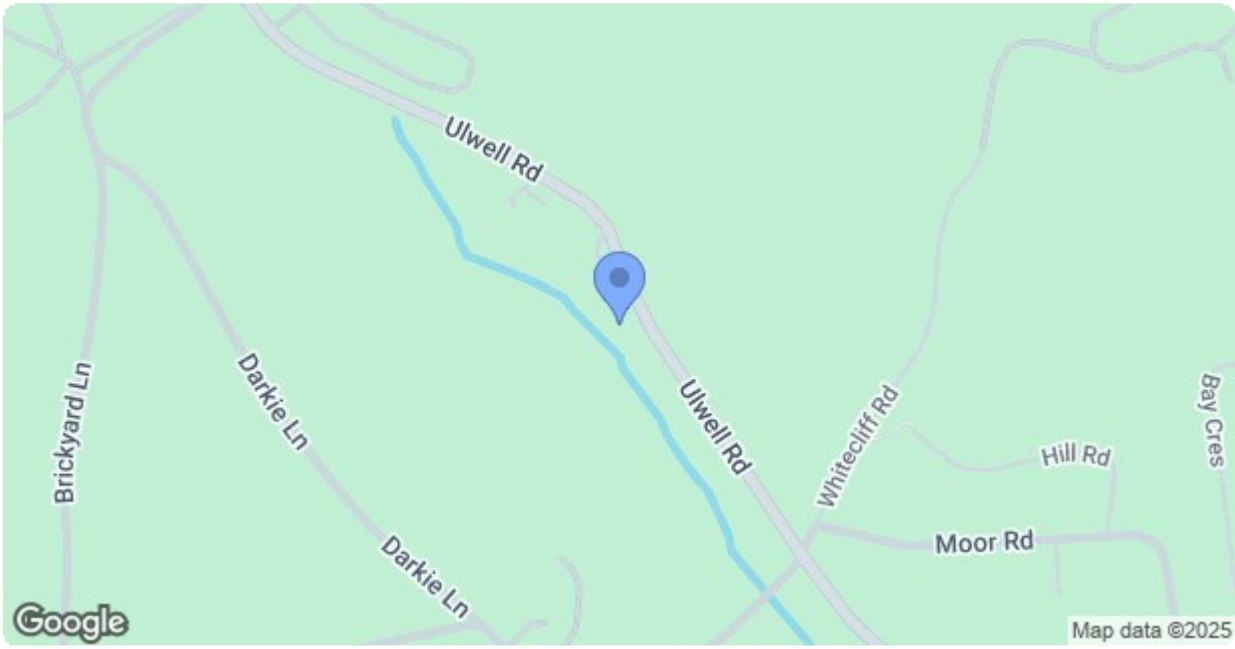
COUNCIL TAX:
Band E: £3127.44 payable for 2024/25 (excluding discounts).

VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

EPC to be added

The Property Misdesciption 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.


Entrance Hall
WC
Kitchen
Dining Area
Lounge
Conservatory
Landing
Bathroom
Bedroom 3
Bedroom 2
Bedroom 1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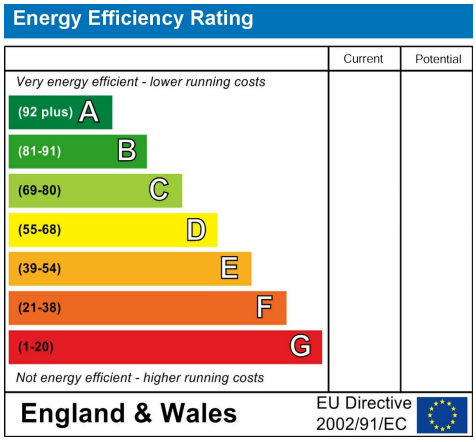
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC