

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



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Cauldron Barn Road, Swanage, Dorset BH19 1QF

A south facing detached bungalow in a sought after location to the north of Swanage town centre. 3 bedrooms, lounge/dining room, kitchen, bathroom, separate w.c., gas central heating, UPVC double glazed windows, easily maintained front and rear gardens, garage and driveway parking. In need of some updating.

- South facing detached bungalow
- Kitchen
- UPVC double glazed windows
- Some updating required
- 3 bedrooms
- Bathroom. Separate W.C.
- Gardens
- Lounge/dining room
- Gas central heating
- Garage and driveway parking

Asking Price £385,000

Cauldron Barn Road, Swanage, Dorset BH19 1QF

SITUATION:

Facing south in a sought after location towards the north of Swanage town centre, within approximately ¼ of a mile of the main town centre amenities, beach and sea front.

DESCRIPTION:

A detached bungalow built, we believe, in the 1970's of rendered elevations with stone dressing under an interlocking tiled roof. The property is in need of some internal updating and is being sold with vacant possession and no forward chain.

ACCOMMODATION:

Step up to:

ENTRANCE PORCH:

Glazed front door, part glazed door to:

HALL:

Radiator, borrowed light from lounge, cupboards with hanging rail and shelving. Access to loft space.

LOUNGE/DINING ROOM (S & W):

(21'5") x (11'10") narrowing to (7'10"). ((6.54m) x (3.61m) narrowing to (2.41m).)

Radiator, TV aerial, gas fire, serving hatch.

KITCHEN (E):

(10'7") x (8'2"). ((3.25m) x (2.51m).)

Single drainer sink unit with cupboards under, adjoining work surfaces with cupboards and drawers under, matching wall cupboards, space and plumbing for washing machine, space for electric cooker, gas point, tiled splash-backs, radiator, Potterton boiler, cupboards housing fuse box and meter, cupboard housing pre-lagged hot water cylinder.

BATHROOM:

Panelled bath with mixer tap shower attachment over, wash basin, radiator, fully tiled walls.

SEPARATE W.C:

Low level w.c, wash basin, part tiled walls.

BEDROOM 2 (N & E):

(11'3") x (9'11"). ((3.43m) x (3.04m).)

Radiator, wash basin with tiled splash-backs.

BEDROOM 1 (N):

(13'2") x (9'10"). ((4.02m) x (3.01m).)

Radiator, built-in wardrobes with hanging rail and shelving.

BEDROOM 3 (W):

(9'10") x (6'10"). ((3.01m) x (2.10m).)

Radiator.

OUTSIDE:

The front garden is paved, with shrub and flower beds inside a Purbeck stone boundary wall. To the rear of the property is a driveway offering parking that leads to the GARAGE: measuring 16'3 (4.96m) x 8' (2.45m). Detached with up and over and personal doors The rear garden is raised with a patio area and raised flower and shrub beds, side shed and access around all sides of the property.

COUNCIL TAX:

Band E. Amount payable 2017/18: £2,346.74 (excluding any discounts).



SERVICES:

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

VIEWING:

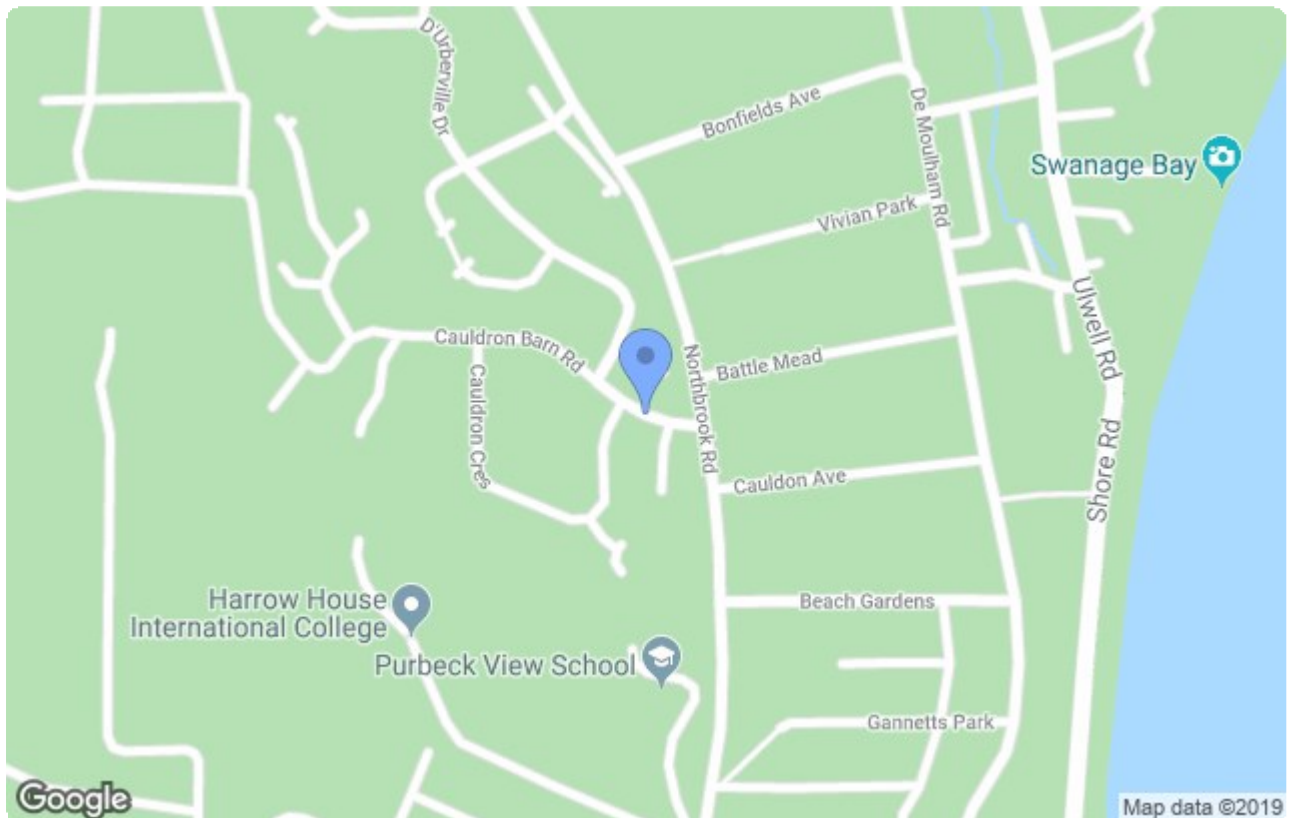
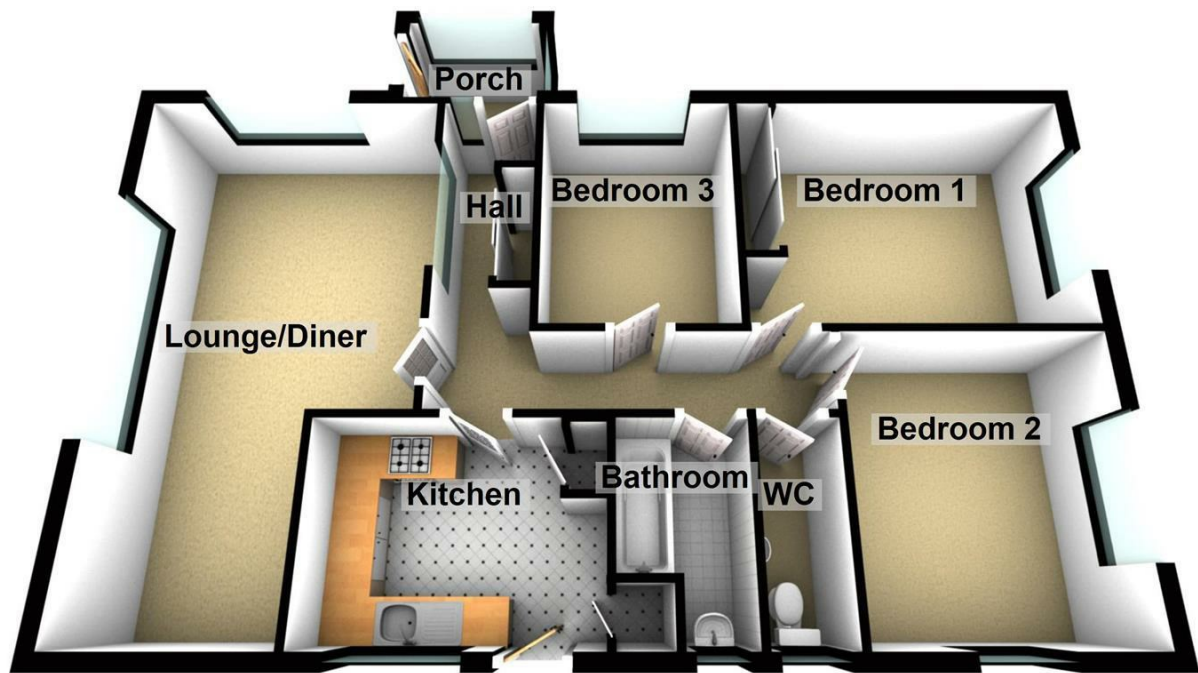
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

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. Room measurements, taken in accordance with the RICS recommended practice, to the nearest three inches. Site measurements where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. An appointment to view should be made and all negotiations conducted through Miles & Son.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		