

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



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## Townsend Road, Swanage, Dorset BH19 2PT

Semi-detached house with Purbeck stone front and side elevations. Convenient for local amenities within half a mile of the town centre. 2 bedrooms, lounge, kitchen/diner, bathroom/W.C., gas central heating, double glazing, rear garden.

- Semi-detached house
- Lounge
- Gas central heating
- Being sold with no forward chain
- Convenient position within half a mile of the town centre
- Kitchen/diner
- Double glazing
- 2 bedrooms
- Bathroom/W.C.
- Rear garden

**Asking Price £325,000**

# Townsend Road, Swanage, Dorset BH19 2PT

## SITUATION:

Approximately half a mile from the main town centre and beach, convenient for local amenities, which include a primary school and convenience store, and access to open country walks via the Townsend Nature Reserve.

## DESCRIPTION:

A semi-detached house built we understand, in 1980 of Purbeck stone front and side elevations, and rendered rear elevation, under an interlocking tiled roof. The property has an attractive courtyard style rear garden and although there is no allocated parking, unlimited parking is available in the nearby roads. This property is being sold with NO FORWARD CHAIN!

## ACCOMMODATION:

### ENTRANCE LOBBY:

Double glazed front door, wall light, coats hooks, tiled floor. Door to:

### LOUNGE (W):

13'10" (4.21m) x 10'9" (3.29m). TV aerial point, radiator. Door to:

### INNER LOBBY:

Under stairs storage cupboard housing electric meter and fuse box.

### KITCHEN/DINER (E):

13'10" (4.23m) x 9'6" (2.9m). Single drainer stainless steel sink unit and work surfaces with drawers and cupboards under, tiled splash backs, matching wall cupboards, electric oven and gas hob, extractor hood over, radiator, dining space, cupboard housing gas meter, space for fridge/freezer, Potterton boiler. UPVC double glazed door to the rear garden.

## FIRST FLOOR

### LANDING:

Loft access.

### BEDROOM 1 (W):

13'10" (4.21m) x 10'9" (3.29m). Radiator, built-in wardrobe, view to the hills.

### BATHROOM/W.C:

Half tiled walls, panelled bath with mixer tap and mains shower over, fully tiled surround, towel radiator, low level W.C., wash basin with mixer tap, shaver point, extractor unit, obscure UPVC double glazed window.

### BEDROOM 2 (E):

9'8" (2.95m) x 7'2" (2.2m). Radiator, built-in wardrobe and storage cupboards.

## OUTSIDE:

Small front garden, side access to the stone paved rear courtyard style garden with raised flower and shrub beds. Please note: The adjoining semi-detached house has a right of way through the garden to provide their rear access.

## ADDITIONAL INFORMATION

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

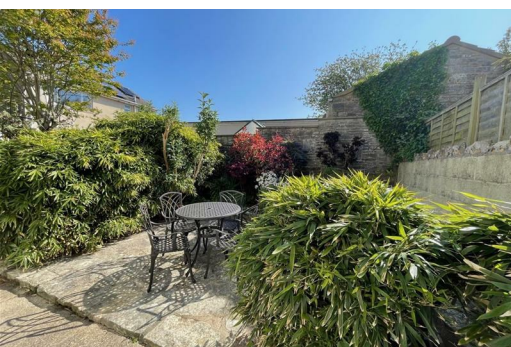
## COUNCIL TAX:

Band C: £2390.61 payable for 2025/26 (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.

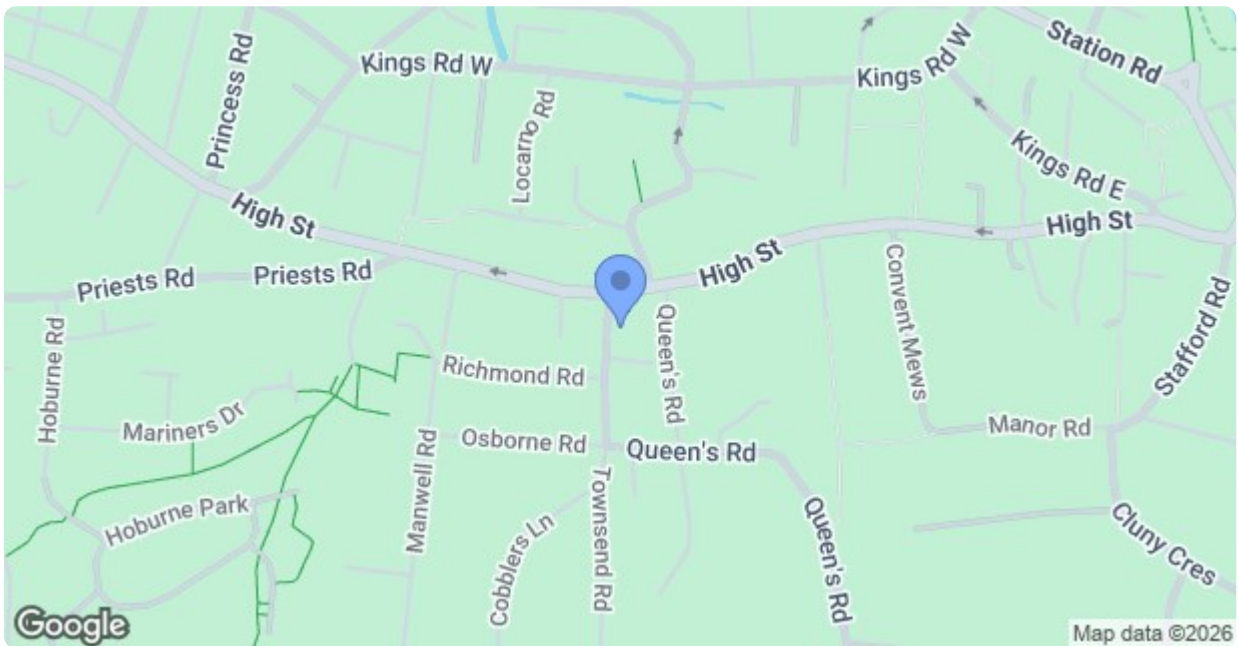




Ground Floor



First Floor



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	