

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



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Durberville Drive, Swanage, Dorset BH19 1QW

An extended, updated and refurbished detached chalet house situated in sought after D'urberville Drive, north of Swanage town centre. 4 bedrooms (2 ground floor, with one en-suite shower room), south facing lounge, family dining room, kitchen, 1st floor bathroom/W.C., gas central heating, UPVC double glazed, easily maintained gardens, driveway parking for two vehicles. BEING SOLD WITH VACANT POSSESSION & NO FORWARD CHAIN!

- | | | |
|--------------------------|-----------------------------|---------------------|
| ■ Detached chalet house | ■ 4 bedrooms | ■ 2 reception rooms |
| ■ Kitchen | ■ En-suite shower room/W.C. | ■ Bathroom/W.C. |
| ■ Gas central heating | ■ UPVC double glazing | ■ Two car parking |
| ■ Easily managed gardens | | |

Asking Price £485,000

Durberville Drive, Swanage, Dorset BH19 1QW

SITUATION:

In a sought after location towards the end of a residential cul-de-sac situated to the north of Swanage town centre convenient for access to 'Beach Gardens', 'Days Park' and open country walks. The main amenities are approximately ½ a mile.

DESCRIPTION:

A detached chalet house built, we understand, in the 1960's of rendered elevations under an interlocking tiled roof which has been extended & extensively refurbished in recent years. A new driveway/parking area has just been laid and the property is to be sold with VACANT POSSESSION AND NO FORWARD CHAIN!

ACCOMMODATION:

Path or steps from the parking area up to:

ENTRANCE HALL:

Double glazed front door and side screen, cupboard housing fuse box, telephone point, radiator, under stairs store cupboard, high level storage, central heating programmer, solid oak flooring.

LOUNGE (S):

(13'10") x (12'7"). ((4.22m) x (3.86m).)

Solid oak flooring, TV aerial and Sky points, radiator.

BEDROOM 4 (S):

(13'3") x (12'4"). ((4.06m) x (3.78m).)

Radiator, TV aerial, Sky and internet cable points, solid oak flooring, storage recess. This room is currently used as an office/bedroom.

BEDROOM 1 (N):

(11'3") x (10'0"). ((3.43m) x (3.07m).)

Built in wardrobes and high level storage, matching bedside units, radiator, TV aerial point. Door to:

EN-SUITE SHOWER ROOM:

Fully tiled shower cubicle with mains shower unit, vanity wash basin with tiled splash back and mirror with light over, low level w.c., obscure UPVC double glazed window, extractor unit, heated towel rail, tiled floor.

DINING ROOM (E):

(12'6") x (11'1"). ((3.83m) x (3.4m).)

Solid oak flooring, radiator, cupboard housing Baxi gas boiler, UPVC double glazed doors to the garden. Opening to:

KITCHEN (E & N):

(17'8") x (8'0"). ((5.39m) x (2.44m).)

Stainless steel 1½ bowl sink unit with mixer tap and adjoining work surfaces and drainer, cupboards, built-in dishwasher and washing machine under, further work surfaces, built-in double electric oven, gas hob with extractor unit over, matching wall cupboards with under lighting, space for large fridge/freezer, solid oak flooring. UPVC door to rear garden.

FIRST FLOOR

LANDING (N):

Velux window, shelved linen cupboard.

BEDROOM 2 (S):

(15'10") x (10'0"). ((4.85m) x (3.05m).)

Radiator, TV aerial point, fitted wardrobe, access to eaves storage, southerly outlook over the town.

BATH/SHOWER ROOM:

Panelled bath with mixer tap/shower attachment, tiled splash backs, fully tiled shower cubicle, low level w.c. with concealed cistern, wash basin with wall cupboards and shelving, obscure UPVC double glazed window, extractor unit, tiled floor.



BEDROOM 3 (S):

(15'10") x (10'0"). ((4.85m) x (3.05m).)

Radiator, TV aerial point, fitted wardrobe, access to eaves storage, southerly outlook over the town.

OUTSIDE:

To the front is a driveway providing parking for two vehicles, flower and shrub beds, and pathway or steps to the front door. Access around both sides of the property to the side and rear gardens. The gardens are easily maintained with the newly adapted large paved patio to the side, with direct access from the family room, with outside light and tap. To the rear is a raised lawned area with flower/shrub beds, timber shed.

SERVICES:

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

COUNCIL TAX:

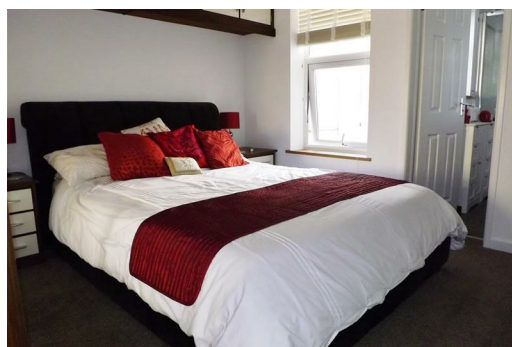
Band E: £2346.74 payable for 2017/18 (excluding discounts).

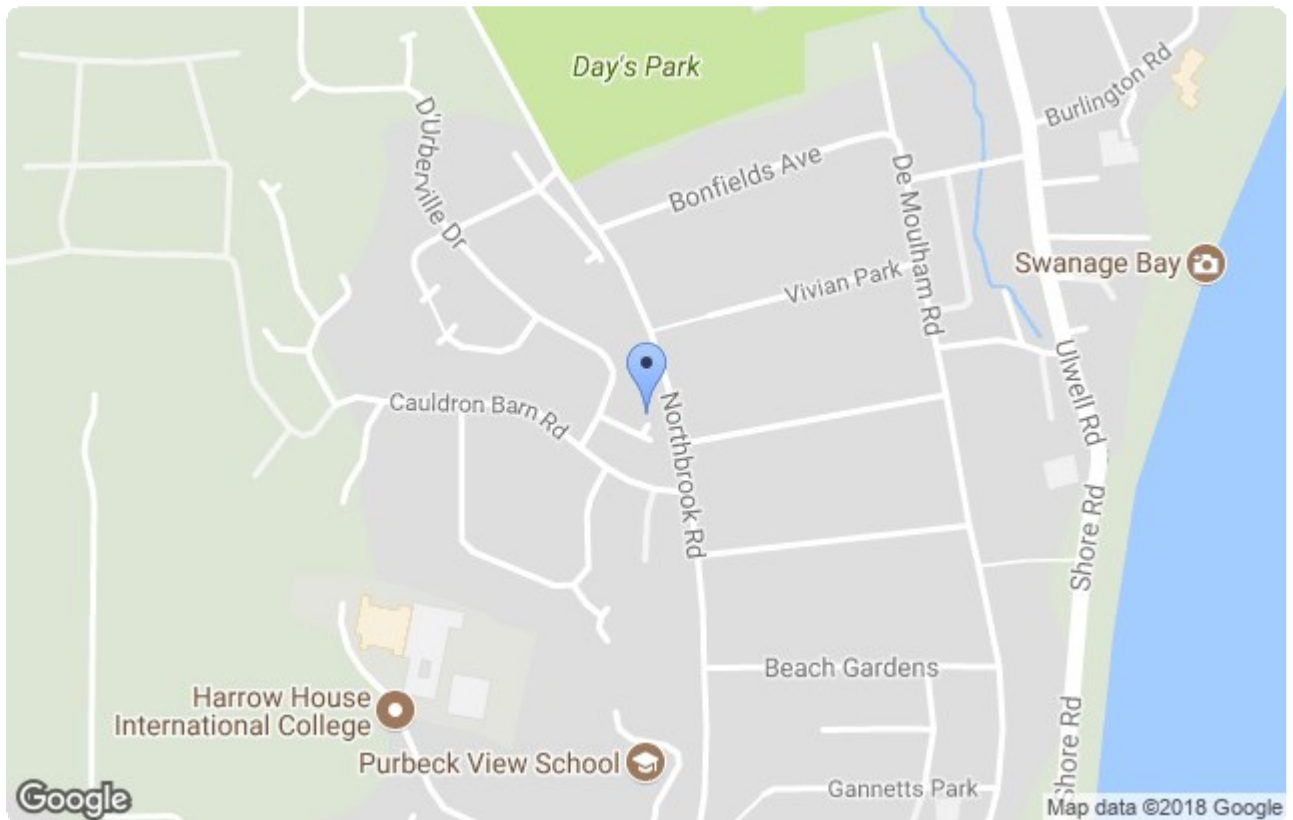
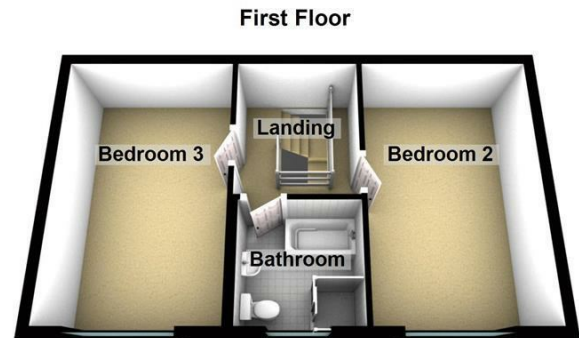
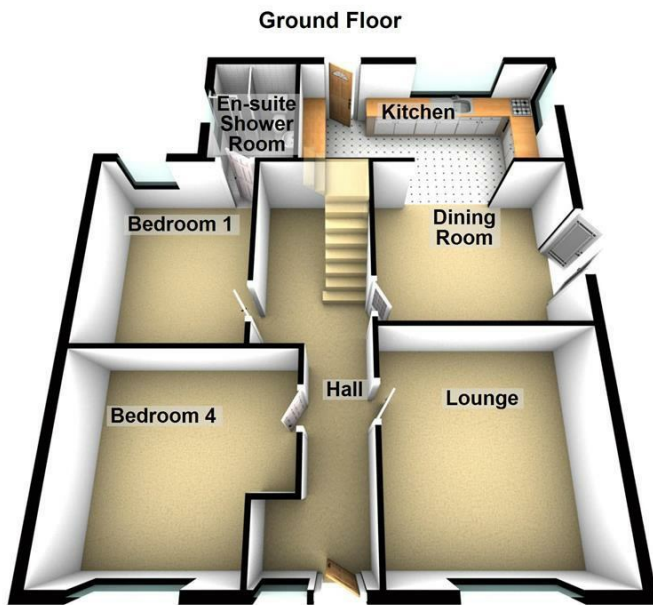
VIEWING:

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.





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		66	70
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	67
EU Directive 2002/91/EC			