

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



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Durberville Drive, Swanage, Dorset BH19 1QN

A detached bungalow situated within a sought after residential location to the north of Swanage. 2 bedrooms, lounge/diner, conservatory, kitchen, shower room/W.C., gas central heating, double glazing, gardens, garage, timber workshop, driveway parking.

Asking Price £460,000

Durberville Drive, Swanage, Dorset BH19 1QN

SITUATION:

In a sought after residential location to the North of Swanage, convenient for access to open country walks and Days Park, within ¾ of a mile of the main town centre amenities, beach and sea front.

DESCRIPTION:

A detached bungalow built, we believe, in the 1960's of brick, rendered and part Purbeck stone elevations under an interlocking tiled roof. There are gardens to the front and rear, with the west facing rear garden being fully enclosed, a garage with attached timber workshop & ample driveway parking.

ENTRANCE PORCH (S & N):

UPVC double glazed front door, tiled floor, translucent roofing, wall light point. UPVC double glazed door and side screen to:

HALL:

Radiator, access to loft space, storage cupboard housing electric meter and fuse box, central heating thermostat.

BEDROOM 2 (E):

(10'11") x (10'1"). ((3.34m) x (3.08m).)

Built in wardrobe and top box storage, radiator.

SHOWER ROOM/W.C:

Obscure UPVC double glazed windows, vanity wash basin with mixer tap, cupboard under, strip light/shaver point over, bidet, low level w.c., tiled shower cubicle with mains shower unit, fully tiled walls, towel radiator, electric wall heater.

BEDROOM 1 (W):

(12'8") x (10'11") plus door well. ((3.87m) x (3.33m) plus door well.)

Built-in wardrobes and top box storage, radiator, TV aerial point.

KITCHEN (W):

8'11" (2.72m) x 9'10" (3.02m) plus recess housing the gas boiler. Single drainer sink unit with mixer tap and adjoining work surface with drawer, cupboards, space and plumbing for washing machine under, electric cooker point, further work surfaces with drawers, cupboards and appliance space under, space for fridge/freezer, matching wall cupboards, telephone point, ½ tiled walls. Single glazed door to conservatory.

LOUNGE/DINER (E & W):

(22'7") x (14'8"). ((6.89m) x (4.48m).)

2 radiators, TV aerial point, polished stone fire surround and hearth with gas point, wooden mantle, wall light points. Sliding doors to:

CONSERVATORY (S, W & N):

(14'0") x (8'5"). ((4.27m) x (2.58m).)

UPVC double glazed construction, translucent roofing, tiled floor, sliding and personal doors to the garden.

OUTSIDE:

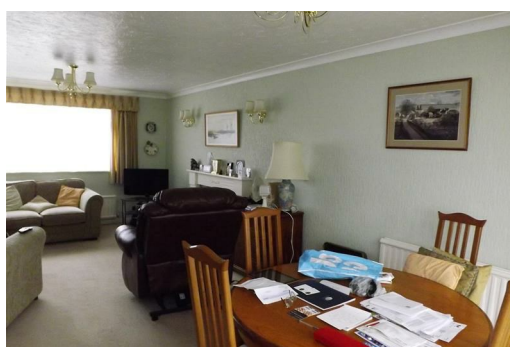
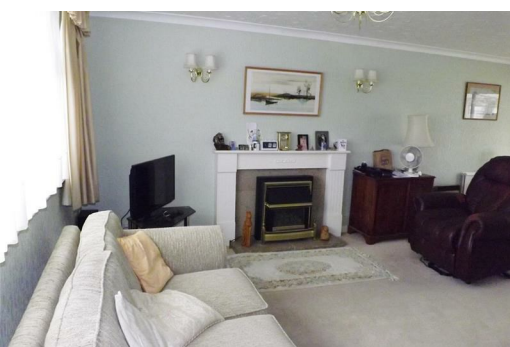
The open plan front garden is laid to lawn. Concrete driveway leading to the GARAGE: We were unable to access the garage at the time of our inspection but the external measurements are 18'1" (5.53m) x 8'10" (2.71m). Up and over door. Side access to the west facing and enclosed rear garden which has areas of paved patio, lawn, flower and shrub beds and an ornamental tree. Timber work shop, summer house and lower gravelled area.

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:

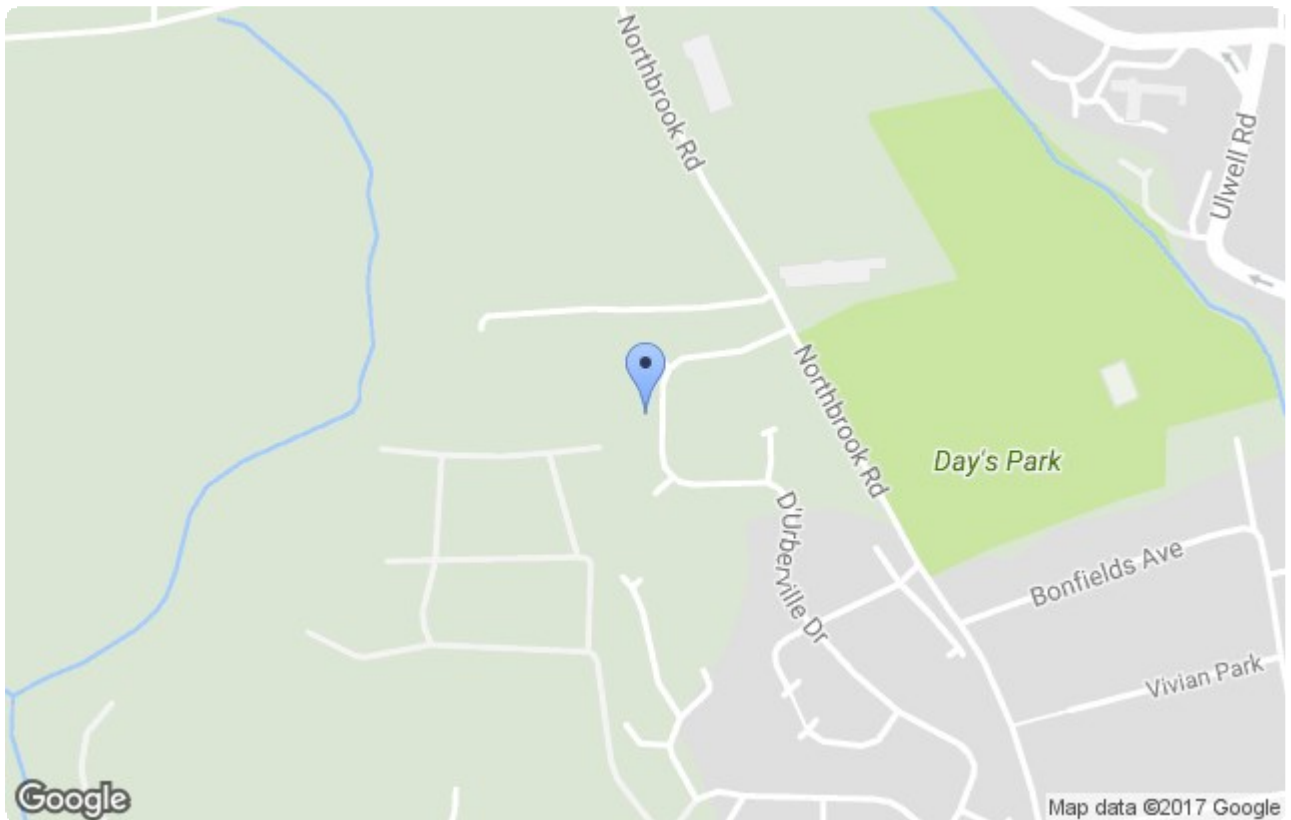
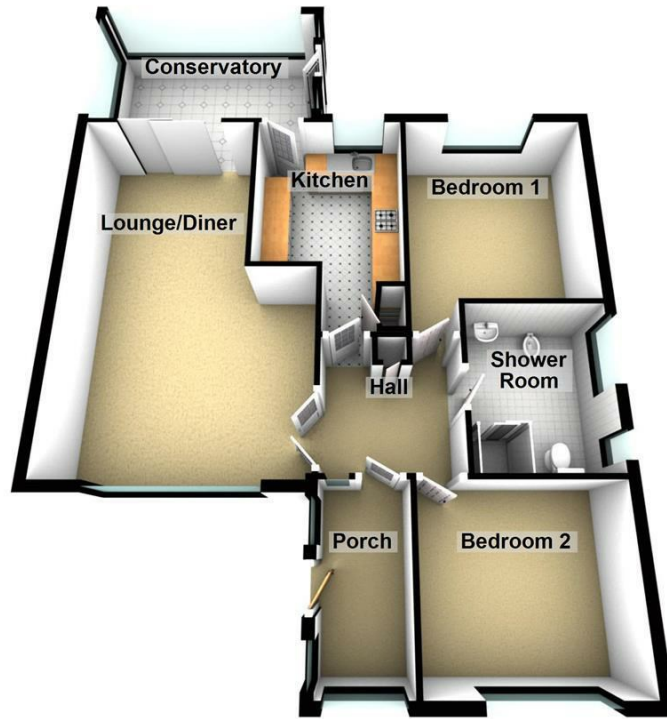
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

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.



Ground Floor



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			
		60	80
England & Wales		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			
		53	76
England & Wales		EU Directive 2002/91/EC	