



Manwell Road

Swanage, BH19 2QD



Freehold



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- Refurbishment Opportunity
- 1960s Bungalow in Elevated Position with Some Distant Sea Views
- Two Bedrooms
- Kitchen/Diner
- Driveway and Single Garage
- Generous Gardens Front and Rear
- Close to Open Countryside
- Half Mile from Town Centre and Beach
- Scope for Extension STPP
- No Forward Chain





A TWO BEDROOM BUNGALOW in a CONVENIENT LOCATION a SHORT DISTANCE from SWANAGE TOWN CENTRE offering SCOPE FOR IMPROVEMENT or EXTENSION (STPP).

Situated in an elevated position on Manwell Road, a cul de sac close to open countryside approximately half a mile from Swanage town centre, the sea front and all amenities, this bungalow has spacious accommodation and sits on a good sized plot with gardens to the front and rear. There are some distant sea views from the rear of the property and a single garage sits to one side.

The front of the property has a westerly



aspect and is approached over a driveway offering off-road parking for two or three cars. Steps lead up to the main door and there is gated access between the bungalow and garage to the good-sized rear garden.

Inside, a spacious hallway with built-in airing cupboard and hatch to the loft, leads through to the large kitchen which has a dual aspect and view over the rear garden through a lean-to conservatory which spans the rear of the property. Steps descend from the conservatory to the back garden and there is a good sized storage space beneath the conservatory. The kitchen area could comfortably incorporate a dining area but, along with the conservatory, is in need of updating. There is a gas supply for a cooker.

The westerly facing lounge has generous dimensions with a mock fireplace housing an electric, coal effect fire and a pleasant outlook over the open, raised front garden. Both bedrooms, one of which has a built-in double wardrobe, offer bright and spacious accommodation, but do require some re-decoration.

Typical of a 1960s bungalow, there is a bathroom comprising panelled bath and washbasin, and separate WC with hand wash basin, both of which may require updating. The property has the benefit of gas fired central heating and, excepting the conservatory, has double-glazed windows installed.

This bungalow offers a refurbishment opportunity and would appeal to those wishing to CREATE a PERFECT HOME BY THE SEASIDE





Lounge

15'7" x 11'2" (4.77m x 3.42m)

Kitchen

10'5" x 9'8" (3.2m x 2.95m)

Bedroom One

13'4" max x 11'6" (4.08m max x 3.53m)

Bedroom Two

11'3" max x 8'10" max (3.45m max x 2.7m max)

Bathroom

5'7" x 5'1" (1.71m x 1.55m)

Separate WC

5'7" x 2'5" (1.71m x 0.75m)

Garage

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Bungalow
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas-fired central heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/



Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		