

Mermond Place

Swanage, BH19 1DG



Offers Over
£255,000 Freehold



Mermond Place

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- Two Bedroom Freehold Property
- Beautifully Presented Throughout
- An Ideal HOLIDAY LET OR BTL INVESTMENT.
- No Forward Chain
- Open-Plan Living
- Sea Glimpses
- Close to Local Amenities and Transport Links
- A Stone's Throw from the Beach
- An Exemplary 'Lock up and Leave'





INCREDIBLE FREEHOLD HOUSE, BY THE BEACH

We are delighted to present this well-presented two bedroom home to market. With open plan living space and a short, flat walk to the town, this versatile home provides an ideal investment opportunity, first-time buy or bolthole by the sea.



Uniquely named 'The Old Printworks', the property was once part of the Purbeck Press building, an iconic staple of the historic Swanage culture.

Step through the private front entrance and be welcomed in to the

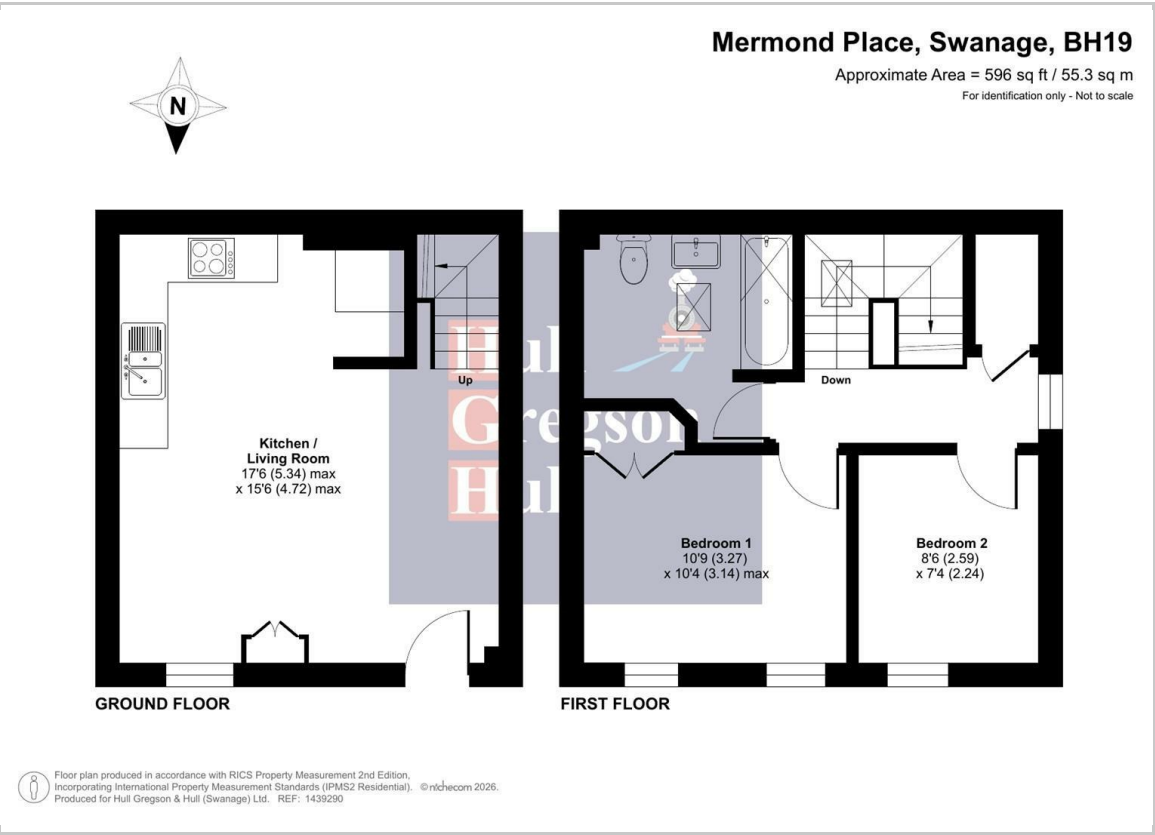


living, kitchen and dining area. The warm wooden flooring helps to create a sense of home and the bright, sun-filled space exudes coastal charm with white-washed walls and characterful windows beckoning in the sunshine. Here there is plenty of space for a large sofa suite, dining table and chairs, and space to create home cooked meals. The modern kitchen area is fully equipped with both base and eye-level cabinets, inset sink, dishwasher, oven and hob, and a utility area with space and plumbing for a washing machine, drier, fridge and freezer.

Stairs rise from the living area to the bright and airy landing, skylights allow sunshine to flood the area creating an inviting atmosphere. At the end of the landing is a convenient storage space and an airing cupboard which houses the boiler. The first floor is home to bedrooms one, two and the large family bathroom. Bedroom one is a generous double room with storage space and glimpses towards the sea. The second bedroom is an ideal single room, again with sea glimpses, perfect for bunk beds or a convenient home office. The bathroom comprises a fitted, paneled bath and shower over, W.C., and wash basin.



This property is situated in Station Road, ideally located in Swanage Town Centre. The award-winning sandy beaches are on your doorstep as well as local amenities including independent pubs, schools, churches and boutique shops. Your very own piece of coastal charm awaits! Viewing is highly recommended.



Kitchen/Living Room
17'6" max x 15'5" (5.34 max x 4.72)

Bedroom One
10'8" x 10'3" max (3.27 x 3.14 max)

Bedroom Two
8'5" x (2.59 x)

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: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
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				(92 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	
England & Wales		EU Directive 2002/91/EC		England & Wales	