



## Coombe

Swanage, BH19 3DW



£1,500 PCM

**Hull**  
**Gregson**  
**Hull**

# Coombe

Swanage, BH19 3DW

- Grade II Listed
- Countryside views
- Log Burner
- Historical Features
- Large Garden
- Three Bedrooms
- Ample Parking & Garage
- Available For Long Term Let
- Recently Decorated Throughout
- Modern Family Bathroom





Welcome to Tudor Rose Cottage, a stunning GRADE II listed property with beautiful historical features. This delightful THREE BEDROOM property is available for long term let.

This property has a large, spacious living area that flows seamlessly into a well-appointed dining room and kitchen. The kitchen comprises of a range of wall and base level units. There is an integrated oven and grill, four ring electric hob and freestanding washing machine & dishwasher.

On the first floor you have a modern family bathroom and three generously sized bedrooms. The shower room is a modern white suite comprising of a



large walk in shower, wash basin and low-level W/C

Outside the beautifully maintained gardens surround the cottage, providing a picturesque setting. The property also benefits from off-road parking and a double garage.

Tudor Rose Cottage is located near various amenities, scenic walks, and excellent transport links.

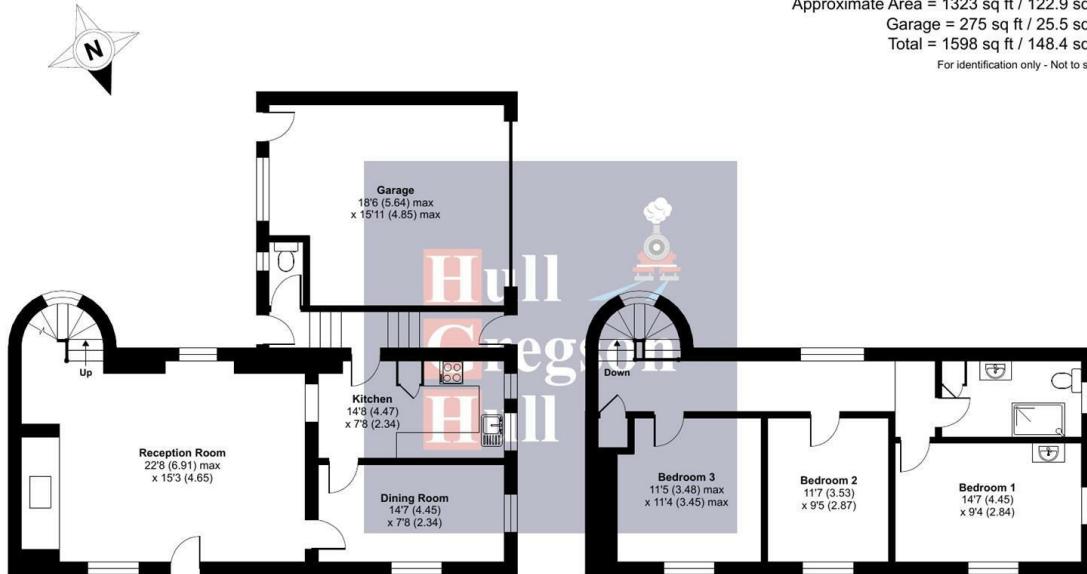
The property is currently having light redecoration and new carpets fitted in the lounge and staircase

Swanage seafront is within close proximity, meaning you have both the country and seaside near your doorstep.



## Tudor Rose Cottage, Coombe, Swanage, BH19

Approximate Area = 1323 sq ft / 122.9 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Total = 1598 sq ft / 148.4 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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### Kitchen

14'8 x 7'8 (4.47m x 2.34m)

### Dining Room

14'7 x 7'8 (4.45m x 2.34m)

### Reception Room

22'8 x 15'3 (6.91m x 4.65m)

### Bedroom One

14'7 x 9'4 (4.45m x 2.84m)

### Bedroom Two

36'1" x 22'11" x 29'6" x 16'4" (11'7 x 9'5)

### Bedroom Three

11'5 x 11'4 (3.48m x 3.45m)

### 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. Important Note: The sale of the property will be subject to an overage charge where any future sell of the garden as a building plot, will have to pay 25% of the re-sell value of said plot for a period of 10 years from completion.

Property type: Grade II Listed Cottage

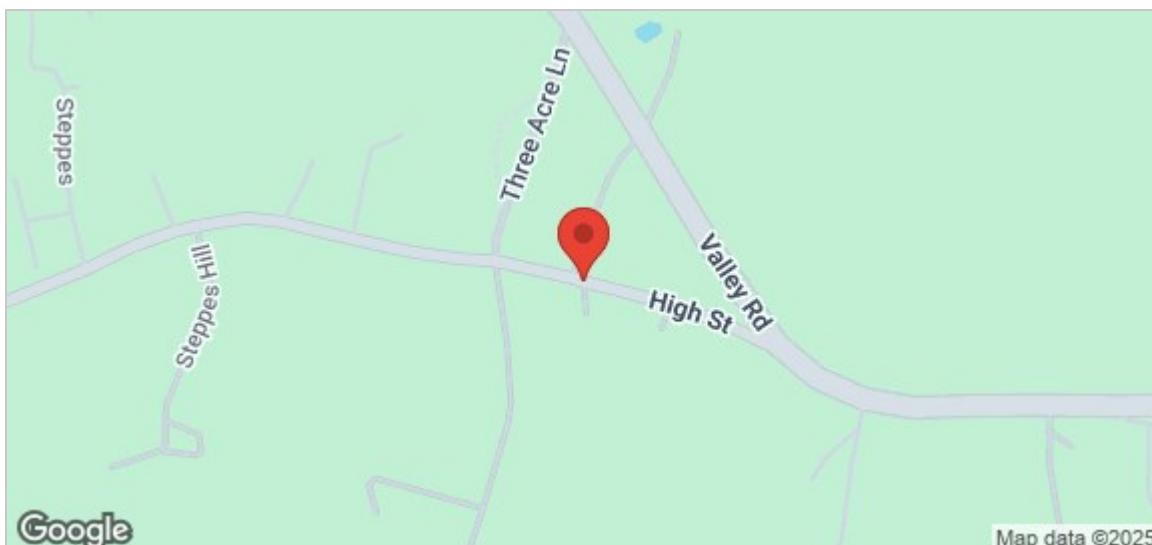
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales