



OLIVER MILES

Chartered Surveyors - Estate Agents

Bonfields Avenue £650,000

Favoured Location Close to Park & Beach and With Sea Views



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- Detached House
- 3 Bedrooms, 2 Receptions
- Garage & Parking for 2 Vehicles

- Views over Town to Bay in the Distance
- Conservatory
- Must be Seen to Appreciate

LOCATION & DESCRIPTION

A detached house standing in a favoured location on the north side of Swanage about 500m from the sea front and main beach and about 150m from Days Park. There is a local primary school within easy walking distance. There are views over the town to the sea and Peveril Point from the front first floor bedrooms and to Swanage & Herston football ground and Purbeck Hills from the rear.

The popular seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant with the large towns of Poole and Bournemouth being within reach via the Sandbanks ferry, 6 miles distant.

The property has cement rendered elevations under a concrete tiled roof and has the benefit of gas fired heating, uPVC double glazing, natural wood panelled doors and the fitted carpets and blinds are included in the purchase price.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL

ENTRANCE HALL

Stairs to first floor. Under stairs cupboard.

CLOAKROOM (E)

WC and wash basin, fitted cupboard.

LOUNGE (S)

4.2m x 3.8m (13' 9" x 12' 6")

Purbeck stone fireplace (non-functional for an open fire), gas point. Glazed double doors to:

DINING ROOM (N)

4.3m x 3.2m (14' x 10' 6")

Sliding door to:

CONSERVATORY (N & W)

3.3m x 3m (10' 10" x 9' 10")

French doors to rear garden.

KITCHEN (E)

2.7m x 2.6m (8' 10" x 8' 6")

Range of hardwood worktops, cupboards and drawers, butler sink unit. 4 Ring gas hob with filtration hood over, double electric oven. Gas-fired boiler (2020)

UTILITY ROOM (N)

2.7m x 2.1m (8' 10" x 7')

FIRST FLOOR

LANDING

Hatch and retractable ladder to:

LOFT ROOM

5.5m x 3m (18' x 9' 10")

2 Skylights (N & W).

BEDROOM 1 (S)

4.3m x 3.6m (14' x 11' 10")

Fitted wardrobes and dressing table.

BEDROOM 2 (N)

4.2m x 3.7m (13' 9" x 12' 2")

Fitted wardrobe and dressing table.

BEDROOM 3 (S)

2.6m x 2.2m (8' 6" x 7' 3")

Fitted wardrobe.

SHOWER ROOM (N)

Large walk-in shower, WC and washbasin, fitted cupboards under, heated ladder towel rail, airing cupboard housing insulated hot water cylinder with fitted immersion heater.

OUTSIDE

Front Garden laid to lawn with shrub borders. Driveway with Parking for 2 vehicles leading to detached pre-fabricated single Garage 5.27m x 2.1m. Rear Garden laid to lawn, shrubs and Patio overlooking football ground and with views to the Purbeck Hills.

SERVICES

All main services.

TENURE

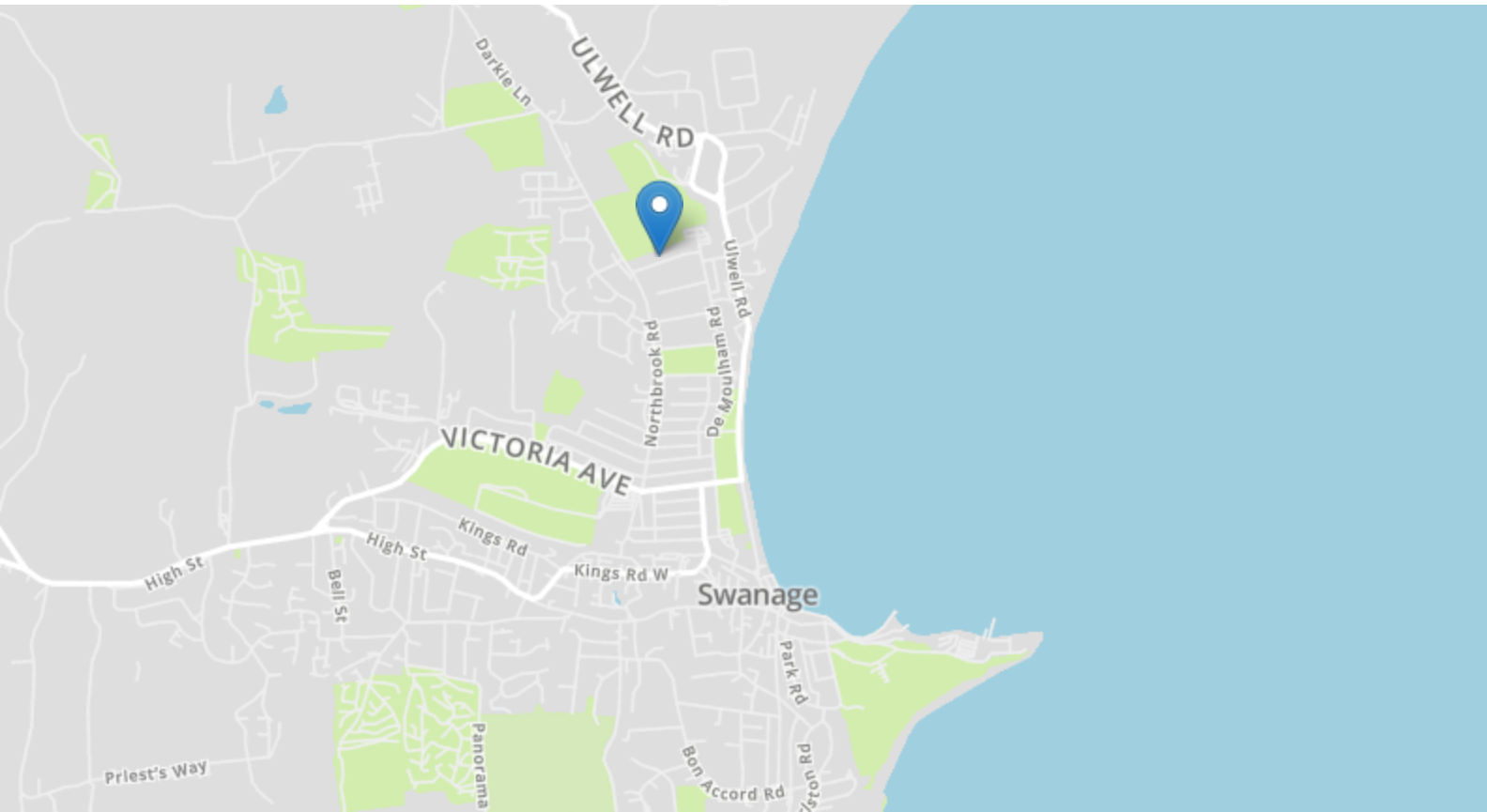
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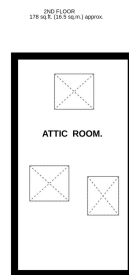
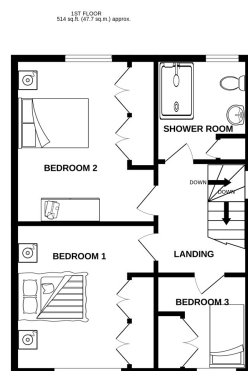
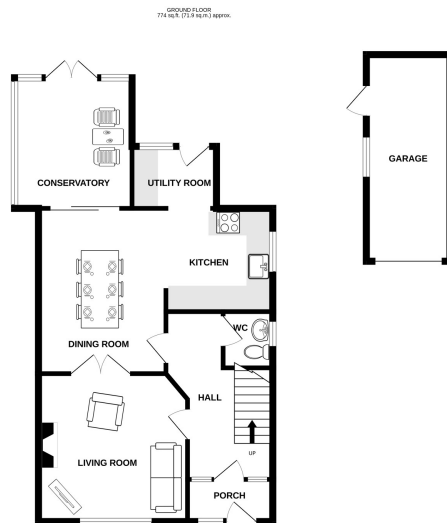
COUNCIL TAX

Band 'E' £2871.84 payable 2022/23

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk





TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

