



OLIVER MILES

Chartered Surveyors - Estate Agents

Langton Matravers £539,950

Close to Open Countryside, Spacious Accommodation in Need of Some Updating. Large Gardens, Garage and Parking.



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Langton Matravers, BH19 3HG

- Detached Bungalow
- Residential Cul-de-Sac
- uPVC Double Glazing & Gas Central Heating
- 3 Bedrooms
- Close to Open Countryside
- No Forward Chain

LOCATION & DESCRIPTION

'Gara', a spacious detached bungalow is situated in a residential cul-de-sac on the southwestern outskirts of the village of Langton Matravers about 400m from the centre of the village including public house and local shop. The village also has the advantage of a bus route between Swanage and Poole, Church and local school. Countryside and coastal walks along the Jurassic Coast are within easy reach.

The seaside resort of Swanage is approximately 2/5 miles distant with the historic villages of Worth Matravers and Corfe Castle (also about 2 miles), and the market town of Wareham (9 miles) has a main line rail link to Weymouth/London Waterloo. The large towns of Poole and Bournemouth can be reached via Swanage, Studland and the Sandbanks ferry.

'Gara' is thought to have been built in the early 1960s and has cement rendered elevations under a concrete tiled roof. It has the benefit of uPVC double glazing and gas fired heating but does require some updating.

ACCOMMODATION

(all measurements approximate)

ENTRANCE PORCH

ENTRANCE HALL (W)

Hatch and retractable ladder to boarded loft with east facing dormer window, currently used as a workshop.

KITCHEN/DINER (S)

4.9m max x 2.9m (16' max x 9' 6")
Range of fitted worktops, cupboards and drawers, composite 1.5 bowl sink unit. Airing cupboard with insulated hot water cylinder and immersion heater. Side entrance Door.

LOUNGE (S, W & N)

4.9m x 3.9m (16' x 12' 10")
Purbeck stone fireplace with fitted gas fire and back boiler serving heating radiators and hot water. Fitted cupboard.

BEDROOM 1 (W)

3.6m x 2.8m (11' 10" x 9' 2") to front of mirrored wardrobes

BEDROOM 3 (E)

3.1m x 3m (10' 2" x 9' 10")

BATHROOM (E)

Panelled bath with independent electric shower over, pedestal basin. Tiled walls, fitted store cupboards.

SEPARATE WC (E)

OUTSIDE

The property stands in a good sized plot with a frontage of 16m or thereabouts and a depth of just over 50m. There is a gated brick paved Driveway and Parking leading to a Car Port and single Garage with light and power. The large Front and Rear gardens are mainly lawned with flower and shrub borders and ornamental trees. There is a Summerhouse in the rear Garden.

SERVICES

All main services connected

TENURE

Freehold

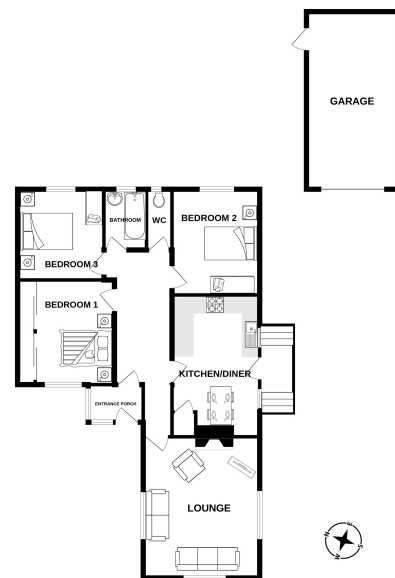
COUNCIL TAX

Band 'E' £2881.56 payable 2023/24

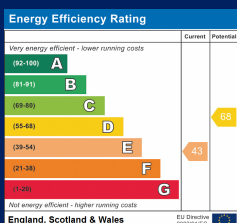
VIEWING

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

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation. Made with Intergo 12/21



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.

