



OLIVER MILES

Chartered Surveyors - Estate Agents

Prospect Crescent £595,000

Quiet & Favoured Residential Crescent. South Facing and in Immaculate Condition.
Must be Seen



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- Superior Detached Bungalow
- Large Kitchen and Conservatory
- Well-Tended Gardens

- 3 Double Bedrooms
- Wet Room, Bathroom, 3 WCs
- Garage, Driveway and Additional Parking

LOCATION & DESCRIPTION

This detached bungalow with loft conversion is situated in a south-facing, level position in a quiet and favoured residential cul-de-sac just over ½ mile from the town centre and seafront.

The 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 was built in the 1960s and has been refurbished to a very high standard and must be inspected to appreciate the presentation and spacious accommodation. It has rendered elevations on a local Purbeck stone plinth under a concrete tiled roof. The specification includes uPVC double glazing, gas central heating, ample storage in each bedroom, and the carpets, curtains and blinds are included in the purchase.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE LOBBY (S & W)

ENTRANCE HALL

Cloaks cupboard, store cupboard housing water softener. Stairs to first floor.

LOUNGE (S & W)

4.3m x 3.2m (14' x 10' 6")
Electric fire in marble surround.

KITCHEN/DINER (N)

5.4m x 3m max (17' 9" x 9' 10" max)
Excellent range of fitted worktops, cupboards and drawers with stainless steel 1.5 bowl sink unit. Integral appliances include double electric oven, microwave oven, induction hob with filtration hood over, fridge/freezer, dishwasher and washing machine. Double doors to conservatory.

CONSERVATORY (N, E & W)

4.3m x 2.8m (14' x 9' 2")
Door to rear garden.

BEDROOM 2 (S)

3.6m x 3.6m (11' 10" x 11' 10")
Fitted wardrobes, side tables and chest of drawers.

BEDROOM 3 (N)

3m x 2.9m (9' 10" x 9' 6")
Fitted wardrobes, side tables and chest of drawers.

WET ROOM (E)

Mains operated shower, washbasin with cupboard under, WC, heated ladder towel rail, fully tiled walls.

SEPARATE TOILET (E)

WC, handwash basin, heated ladder towel rail, half-tiled walls.

FIRST FLOOR

(Sloping ceilings)

LANDING (S)

Velux. Gas fired boiler serving heating radiators in cupboard.

BEDROOM 1 (S & N)

5.6m x 4.2m (18' 4" x 13' 9")
Fitted wardrobes, side table and chest of drawers.

BATHROOM (N)

Panelled bath with shower over, washbasin with cupboard under, fully tiled walls and floor.

OUTSIDE

The Front Garden is laid to a brick paved drive entrance and Parking Area for several vehicles, lawn and shrub borders. Detached single Garage 4.6m x 2.3m internally with up-and-over door, light and power and personal door. Tiered Rear Garden laid to paved patios, lawns and shrub borders.

SERVICES

All main services.

TENURE

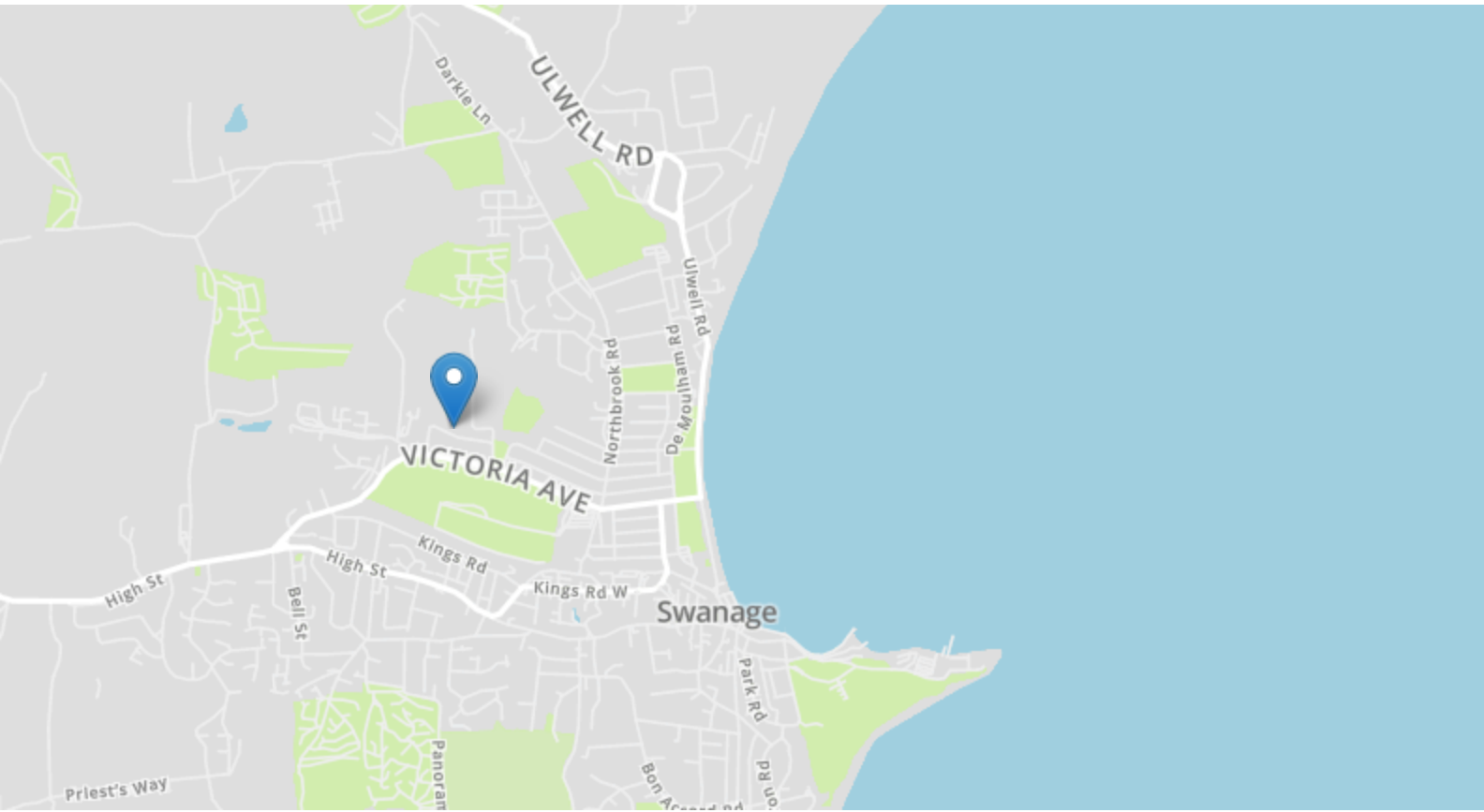
Freehold

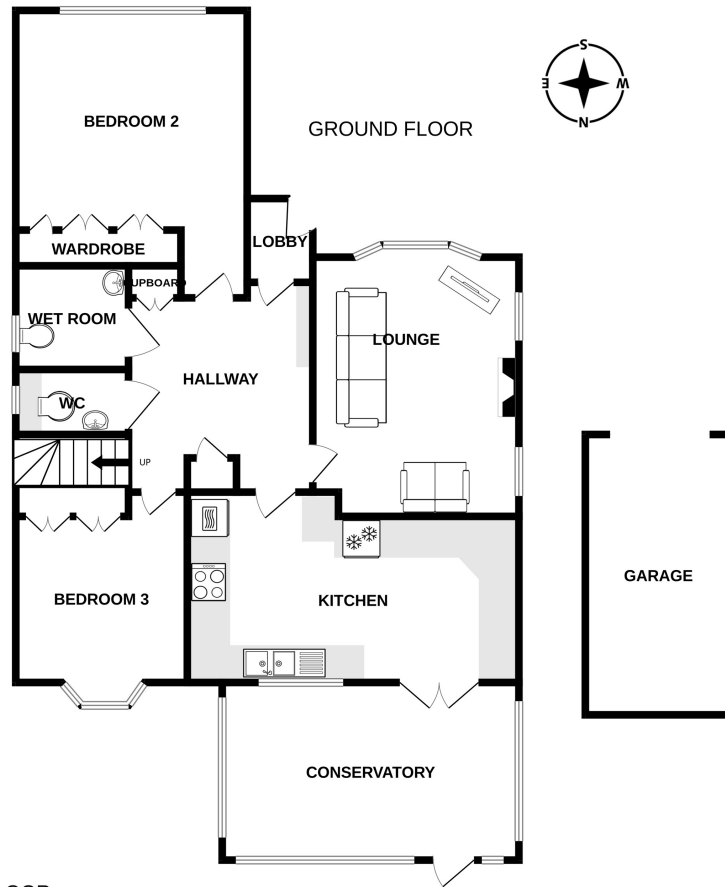
COUNCIL TAX

Band 'D' £2349.69 payable 2022/23

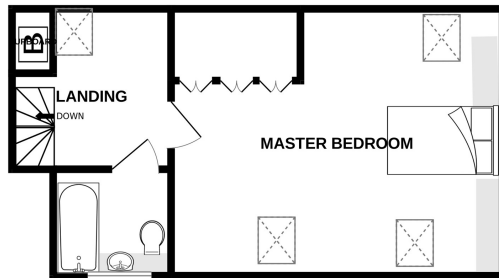
VIEWING

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





1ST FLOOR



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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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.

