



OLIVER MILES

Chartered Surveyors - Estate Agents

Hoburne Road £525,000

Spacious Family Home Close to Open Country and Town with Good Views of the Purbeck Hills and Sea Glimpse



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- Detached House
- Fine Country & Hill Views and Sea Glimpses
- Quiet Location

- 5 Bedrooms (1 En Suite)
- 3 Reception Rooms
- Gardens, Garage & Parking

LOCATION & DESCRIPTION

A spacious detached family home situated in an elevated position in a residential cul-de-sac about ¾ mile from the town centre and beach but close to open country. It enjoys some fine country and hill views and some sea glimpses from the first floor.

The property is thought to have been built in the 1970s and has brick elevations on a Purbeck stone plinth under a concrete tiled roof. It has the benefit of spacious and flexible accommodation, uPVC double glazing and gas-fired central heating.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with storage under. Cloaks cupboard, door to garage.

CLOAKROOM (S)

WC, handwash basin, fully tiled walls and floor.

KITCHEN (S & W)

4.2m x 3.5m (13' 9" x 11' 6")
Range of fitted worktops, cupboards and drawers and island unit/breakfast bar, stainless steel 1.5 bowl sink unit. Gas hob with extractor hood over, built-in electric oven, dishwasher, washing machine. Rear entrance door leading to rear garden.

DINING ROOM (N)

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

CONSERVATORY (S & W)

4.5m x 2.4m (14' 9" x 7' 10")
Patio door to rear garden.

LOUNGE (E)

4.4m x 3.7m (14' 5" x 12' 2")

BATHROOM (N)

Panelled bath, separate shower cubicle with mains operated shower, washbasin with cupboard under, heated ladder towel rail. Fully tiled walls and floor.

FIRST FLOOR

LANDING

Hatch to loft. Airing cupboard housing insulated hot water cylinder and fitted immersion heater.

TOILET (S)

WC, handwash basin, tiled walls.

BEDROOM 1 (E)

3.7m x 3.4m including en suite (12' 2" x 11' 2") including en suite.

EN SUITE SHOWER ROOM

Shower cubicle with mains operated shower, handwash basin, WC, automatic extractor fan. Fully tiled walls.

BEDROOM 2 (N & W)

4.5m x 3.6m (14' 9" x 11' 10")

BEDROOM 3 (S & W)

3.5m x 3m (11' 6" x 9' 10")

Built-in wardrobe.

BEDROOM 4 (E)

3.7m x 2.1m overall measurements (12' 2" x 7') overall measurements
Built-in drawers.

BEDROOM 5 (N)

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

OUTSIDE

To the front of the property there is a driveway and parking leading to an integral single Garage (4.9 x 2.7) with wall mounted gas-fired boiler serving heating radiators and hot water. a lean-to Store and small Garden area. Rear Garden laid to an artificial lawn, decked and paved areas, shrub border with apple tree and a timber Shed.

SERVICES

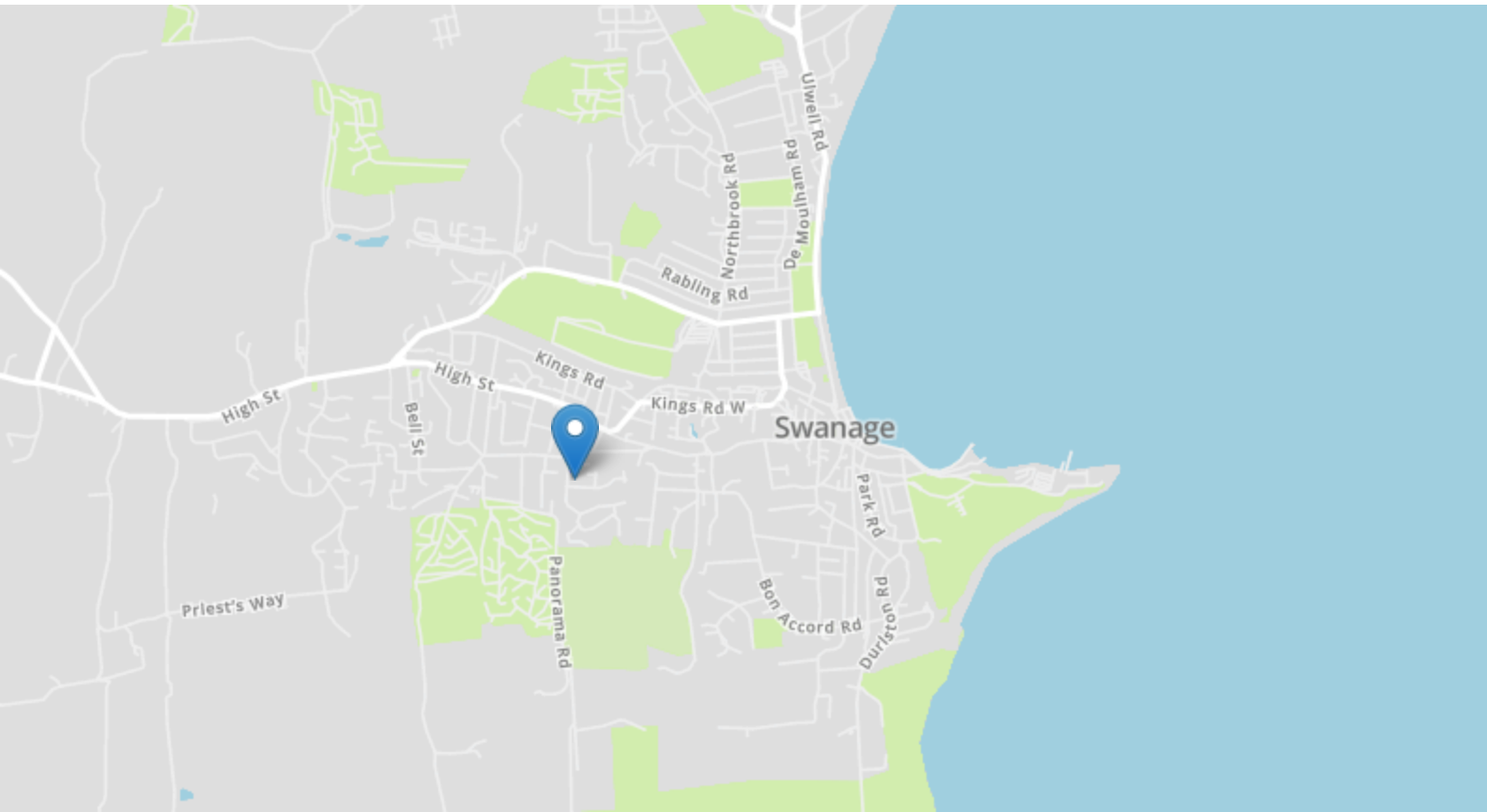
All main services.

COUNCIL TAX

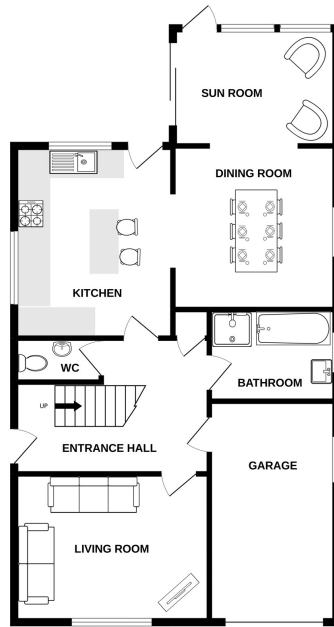
Band 'E' £2871,74 payable 2022/23

VIEWING

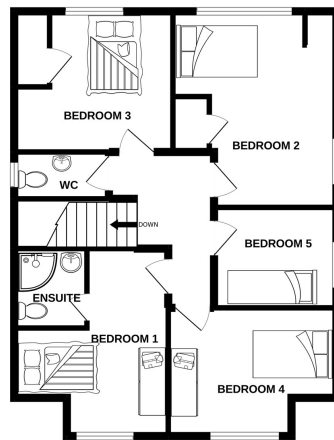
Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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	62	73
(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.

