



PLOT B, 1a BATTLEMEAD, SWANAGE
£750,000

One of a small development of two brand new properties, this superior detached family house is situated in a sought after residential location, approximately half a mile from the town centre and some 200 metres from the seafront.

The properties are currently under construction and are being built to a high standard by a reputable local builder and will have the benefit of a 10 year warranty. The style of the houses compliment the local environment, 'Plot B' is of traditional brick construction, externally cement rendered with stone detail, under a Marley Edgemere tiled roof.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. 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 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Location - Swanage Beach Nearby



Ground Floor

Living Room 5.15m x 3.25m (16'10" x 10'7"), North & East.

Kitchen/Dining Room 7.95m x 3.55m (26'1" x 11'7"), North, range of quality fitted units with integrated appliances including gas hob and electric oven, bi-folding doors to garden.

Study 3m x 2.2m (9'10" x 7'2"), North.

Cloakroom 2.2m x 1.1m (7'2" x 3'7"), West.

First Floor

Bedroom 1 5.15m x 3.25m (16'10" x 10'7"), North & East.

En-Suite 3.55m x 2.1m (11'7" x 6'10"), East.

Bedroom 2 4.2m x 3.55m (13'9" x 11'7"), North & West.

Bedroom 3 3.55m x 3.55m (11'7" x 11'7"), North.

Bathroom 2.1m x 2m (6'10" x 6'6"), South.

Outside, the property will have landscaped gardens to the front and rear, with a mix of lawned and paved areas. A driveway to the side of the property will give off-road parking for 2 vehicles in tandem.

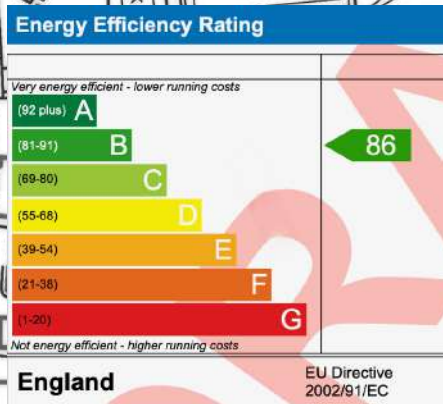
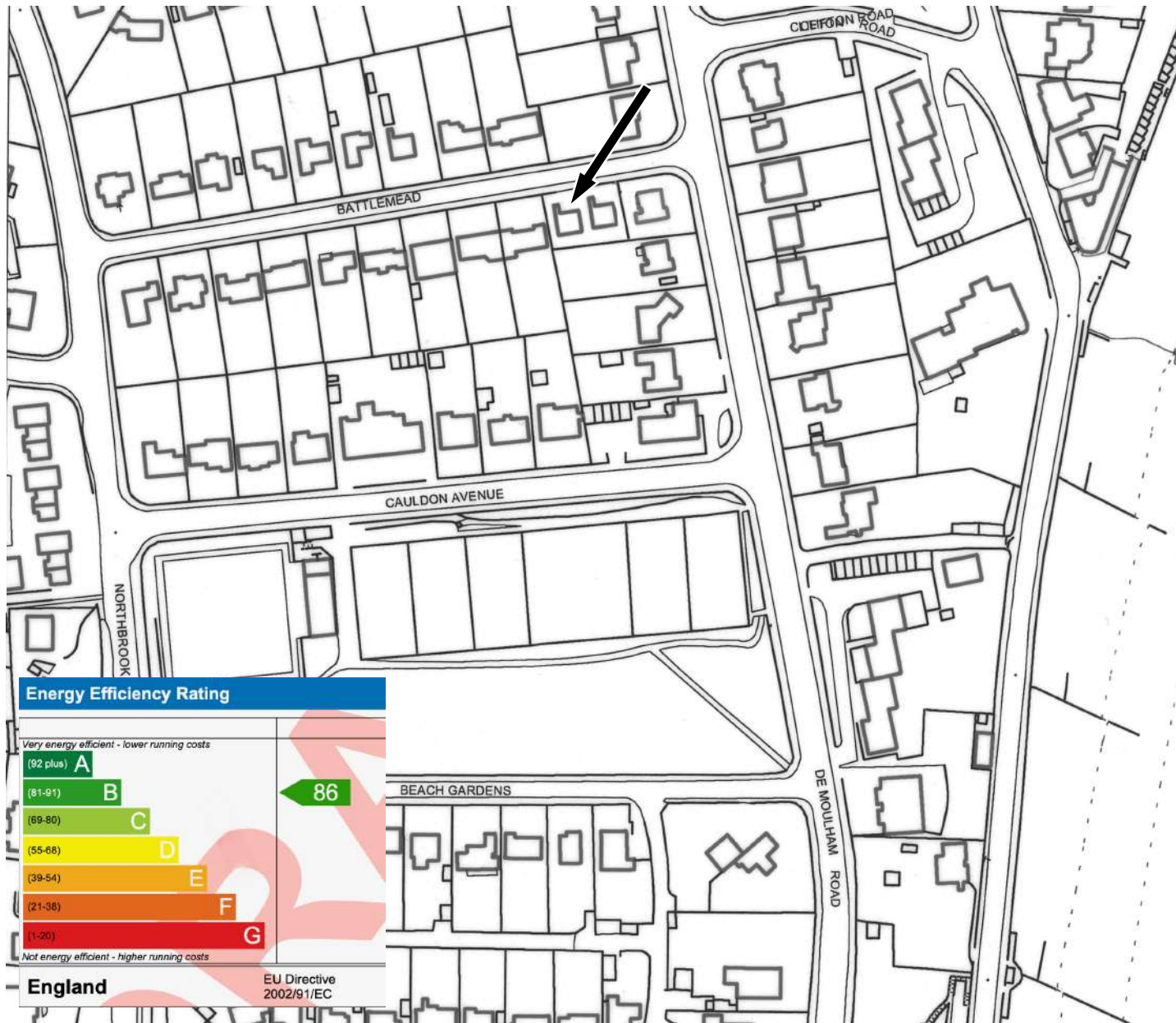
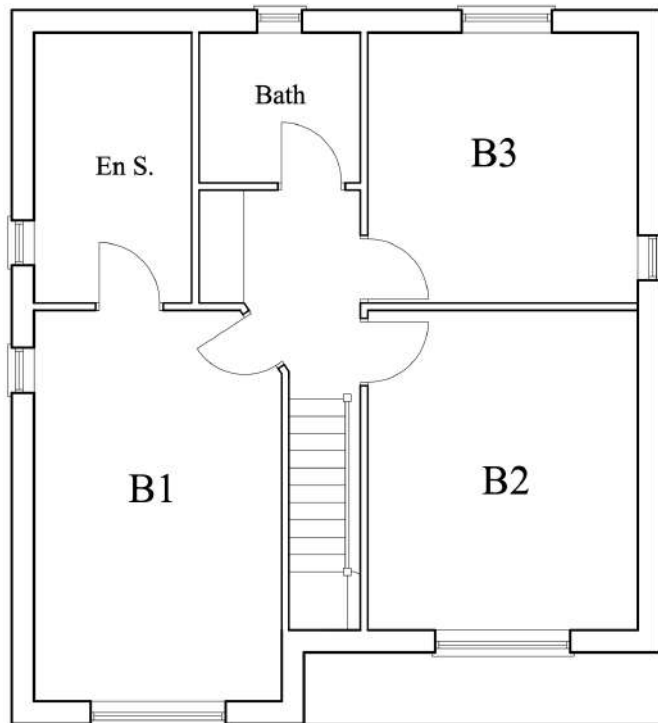
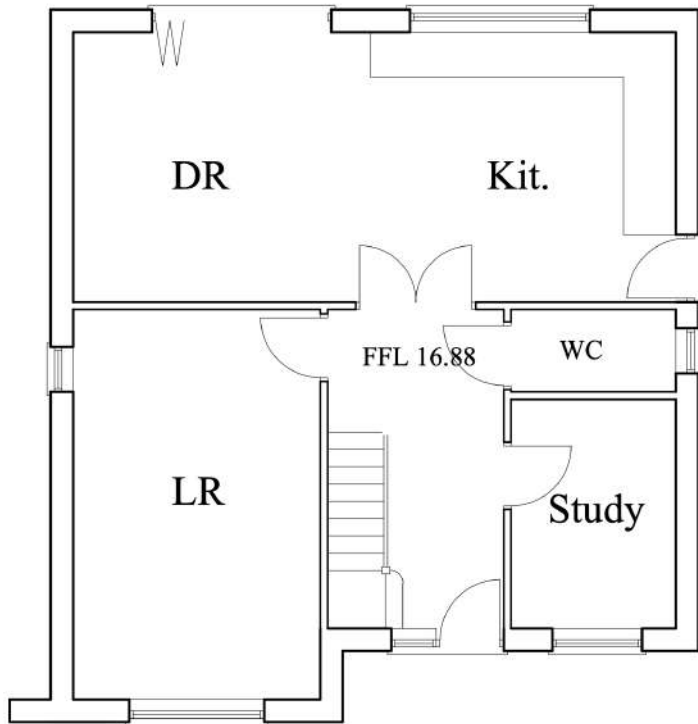
NB. An allowance will be given for choice of kitchen and bathroom suites.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1PH.**

Anticipated Completion Autumn 2021.

Property Reference BAT1389

Council Tax - To be Advised



Please Note: These particulars show the floor plan, measurements and CGIs taken from plans.

Total Floor Area Approx. 172m² (1,851 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

Location

