



**LYNCHET COTTAGE, 1 SPRINGFIELD MEWS, SPRINGFIELD ROAD
£369,950**

This link detached cottage is situated in a small private cul-de-sac in a central location approximately 250 metres level distance from the town and beach. It was built during the mid 1970s and is of cavity brick construction under a concrete tiled roof.

'Lynchet Cottage' offers an ideal investment opportunity for holiday letting, long term lets and is also suitable as a main residence. It has the considerable advantage of an easily maintained courtyard garden, garage and parking.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages 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.



Presented throughout with modern neutral decor to maximise the light and spatial feeling. The entrance hall leads to the spacious master bedroom on the ground floor benefitting from a large built in wardrobe, bay window and modern en-suite shower room.

On the first floor, the spacious living room spans the entire length of the property. The kitchen is fitted with a range of light units, contrasting worktops, integrated electric hob and oven and has space and plumbing for fridge/freezer and a washing machine. Bedroom two is a single at the front of the property. The family bathroom is fitted with a modern suite including panelled bath with shower over and completes the accommodation.

Outside, the enclosed and easily maintained courtyard garden is situated at the front of the property. There is an integral single garage with power, electric and up and over door and parking for one vehicle.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 1JR**.

Property Reference SPR1601

Council Tax Band C

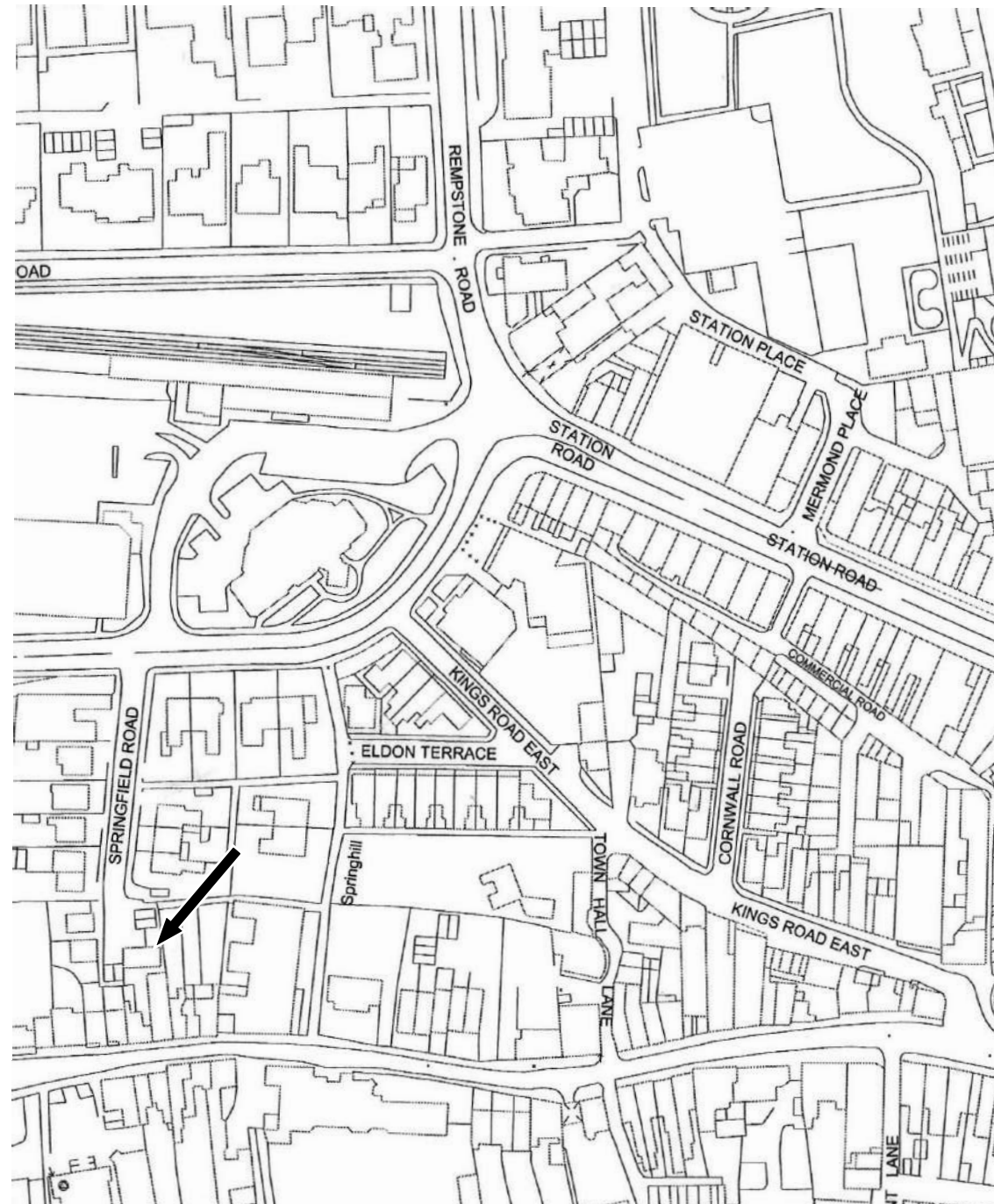
Ground Floor



First Floor



Total Floor Area Approx.
57m² (613.5sq 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.

