



**20 MOOR ROAD, SWANAGE**  
**£595,000**

This detached bungalow is quietly situated in a favoured position close to the Northern outskirts of Swanage approximately one and a half miles from the town centre and beach. It is thought to have been built during the 1930s and is of traditional cavity construction with cement rendered external elevations, under a pitched roof covered clay tiles.

Whilst in need of updating, 20 Moor Road offers spacious accommodation set in a good sized garden with potential for development and also has the advantage of off road parking for 2 vehicles which is accessed from Hill Road at the rear.

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.

Viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode is **BH19 1RG**.

Property Ref MOO1771

Council Tax Band D

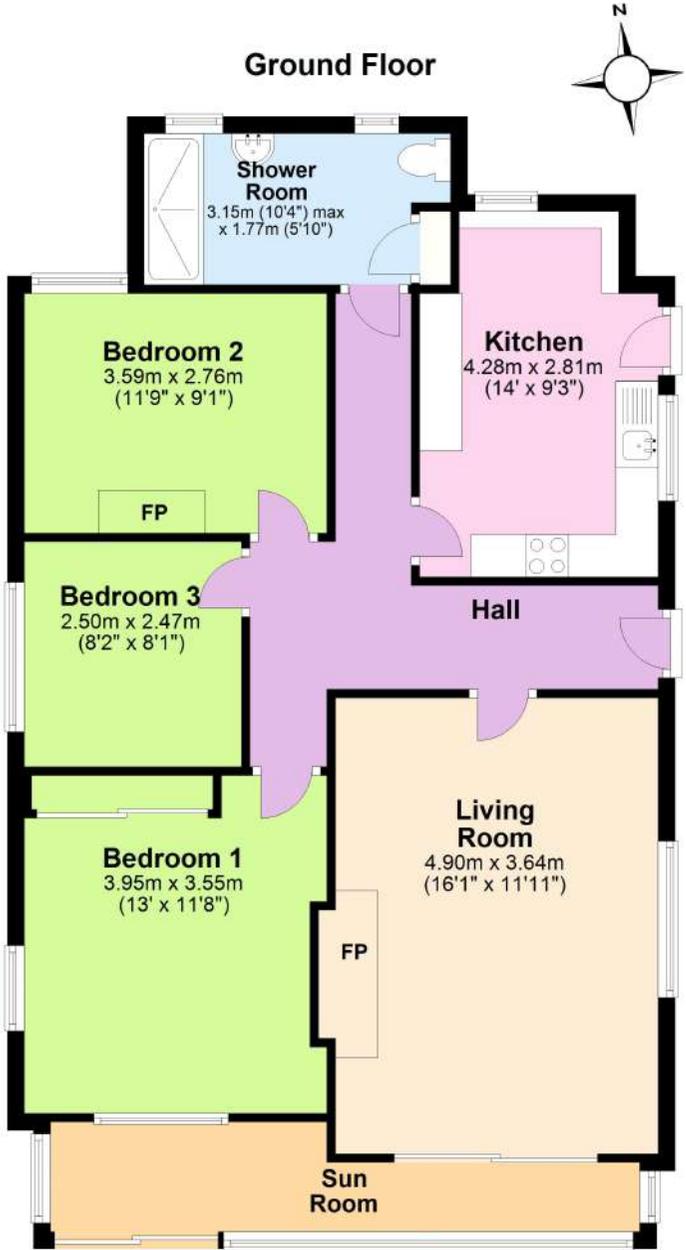


The entrance hall welcomes you to this family bungalow and leads through to the spacious dual aspect living room with brick fireplace and beamed ceiling. Sliding doors open to the South facing Sun Room which spans the width of the property and has patio doors leading to the garden. The kitchen is fitted with a range of cream units with contrasting worktops, integrated electric oven and hob and has access to the garden at the side.

There are three good sized bedrooms; the master bedroom is dual aspect and faces South through the Sun Room and is particularly spacious with a fitted wardrobe. Bedroom two is also a good sized double, bedroom three is a large single. There is a spacious shower room which completes the accommodation.

Outside, the good sized garden surrounds the property. At the front of the property it is mostly laid to grass with shrub and flower borders, gravelled bed and brick paved paths. At the rear the garden is tiered and has a paved area with steps leading up to a large lawned area with shrubs and flowers. There is also a hardstand providing parking for 2 vehicles which is accessed from Hill Road.

Total Floor Area Approx. 79m<sup>2</sup> (854 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.

