



**3 EXETER ROAD, SWANAGE**  
**£525,000**

3 Exeter Road is a spacious terraced house situated in an elevated position on the South side of Swanage approximately 200 metres from the town square and sea front. It is of brick construction with Purbeck stone dressings, under a pitched roof covered with a slate tiles.

Whilst in need of some updating the property is well presented throughout and offers well planned family accommodation arranged over three floors. It also has the considerable advantage of views across the town to Swanage Bay and the Purbeck Hills, and an easily maintained garden 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. 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.

**VIEWING** By appointment only please through Corbens, 01929 422284. The postcode for this property is **BH19 2BL**.

Property Ref EXE1796

Council Tax Band C



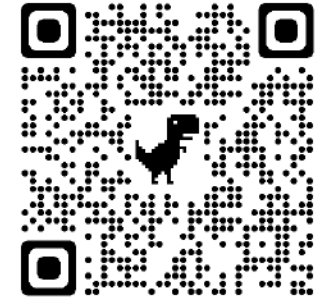
The entrance hall welcomes you to this spacious family home and leads to the living room with a wide bay window and feature fireplace. Beyond, the spacious kitchen has ample room for a breakfast table and is fitted with a range of light units and worktops, and has an integrated electric oven, and gas hob with filtration hood over. There utility room with access to the rear garden, and a shower room complete the accommodation on this level.

On the first floor there are two double bedrooms; the master is particularly spacious with a wide bay window and is currently being used as a second living room. Bedroom two is also a good sized double and is at the rear of the property. The family bathroom is fitted with a white suite including panelled bath and a separate shower cubicle.

The second floor comprises two further double bedrooms; bedroom three is at the front of the property and has views across the town to the Purbeck Hills. Bedroom four is at the rear of the property and has some views of the sea and Ballard down and completes the accommodation.

Outside, there is a small garden area to the front and an easily maintained courtyard garden at the rear. There is also storage under the patio area, and pedestrian access via steps to Taunton Road.

Total Floor Area Approx. 113m<sup>2</sup> (1,216 sq ft)

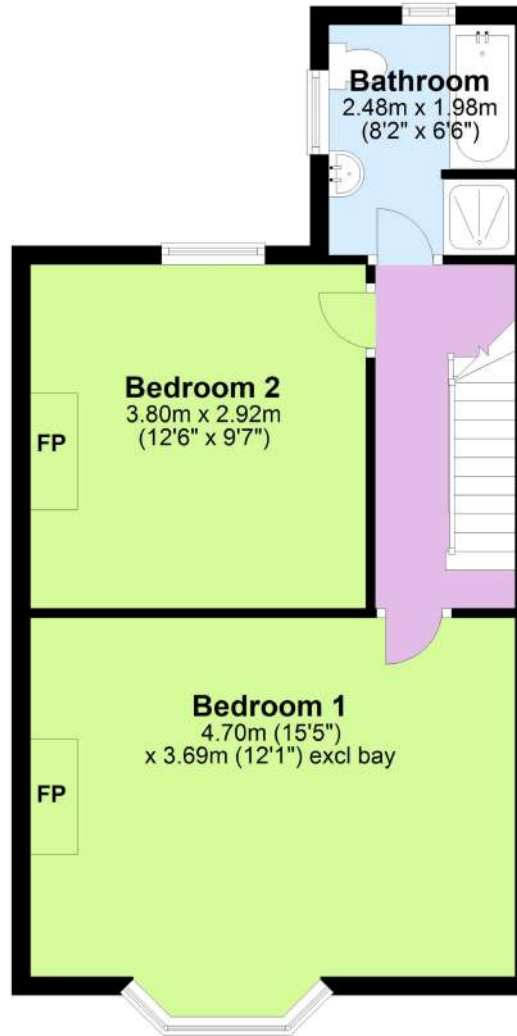


Scan to View Video Tour

**Ground Floor**



**First Floor**



**Second Floor**

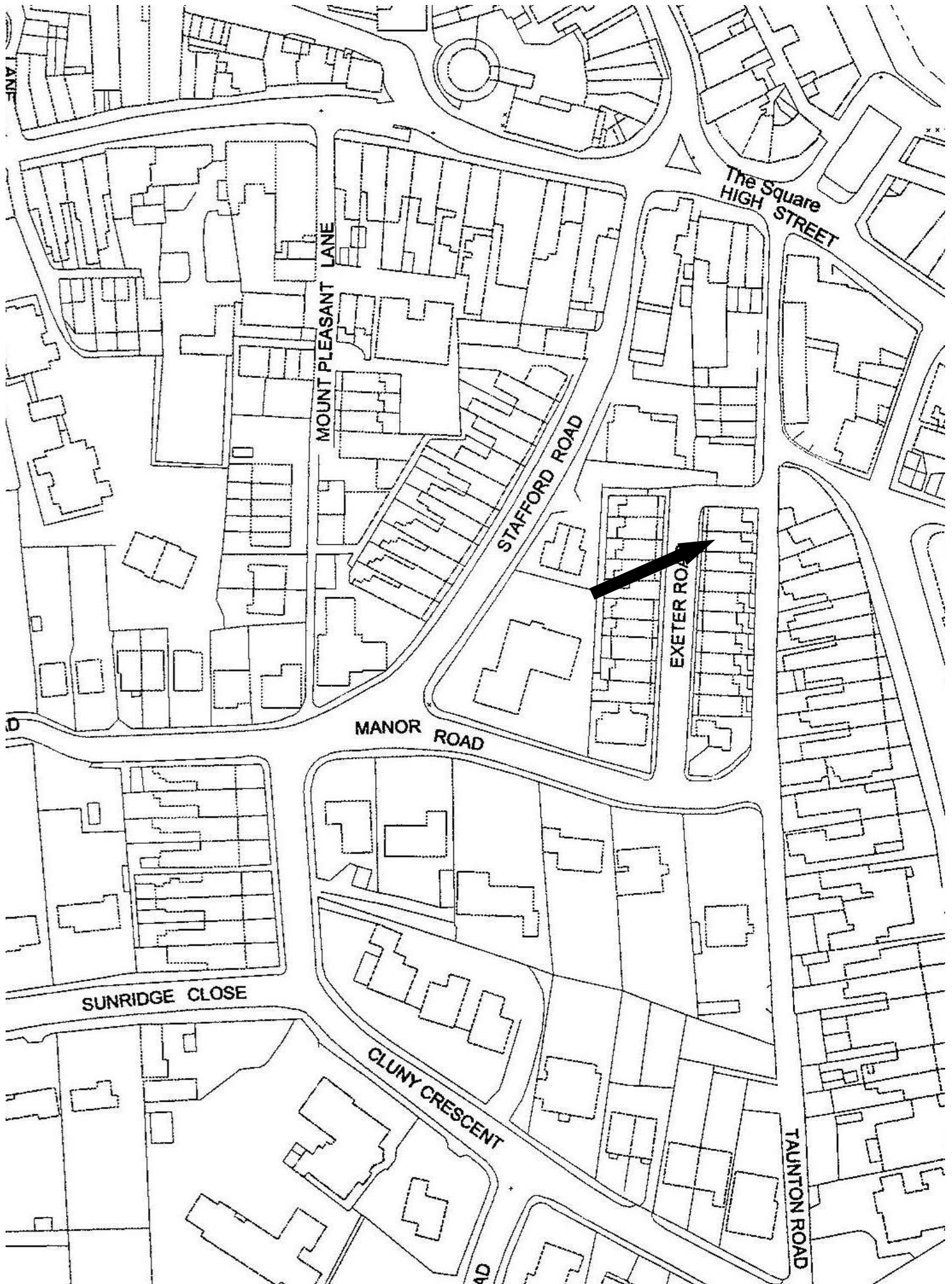


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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.



3 Exeter Road, Swanage, Dorset, BH19 2BL





Location: 200m from The Parade and the Sea

