



28 HOLMES ROAD, SWANAGE
£319,950

This spacious semi-detached family house is situated on the western outskirts of Swanage approximately one and a half miles from the town centre yet within easy reach of open country and schools. It was built during the 1950s of brick under a pitched roof covered with concrete interlocking tiles.

28 Holmes Road is well presented throughout and has the advantage of good sized family accommodation with views of the Purbeck Hills and Nine Barrow Down and a landscaped rear garden.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

NB. There is a local covenant on the property which states that the purchaser must have lived and/or worked in the Dorset area for the last 3 years.

Property Ref HOL1854

Council Tax Band C



The L-shaped hall welcomes you to this family home and leads through to the spacious dual aspect living room with feature wood burning stove and double doors opening to the timber deck and rear garden. Leading off, the kitchen is fitted with a range of light units, contrasting worktops and integrated electric oven and hob. Beyond, there is a good sized utility and WC. There is also a second reception room/fourth bedroom which is dual aspect. All principal rooms on this level enjoy views of the Purbeck Hills.

On the first floor there are three bedrooms, two spacious doubles and good sized single. The master is a particularly spacious dual aspect room with views across to the Purbeck Hills and Nine Barrow Down. The family bathroom has been fitted with a modern suite and completes the accommodation on this level.

Outside, the open front garden is mostly laid to lawn. At the rear the good sized garden is tiered with a wide timber deck providing outdoor dining area enjoying views of the Purbeck Hills, astro-turf sections, ornamental trees and shrubs and a timber garden shed.

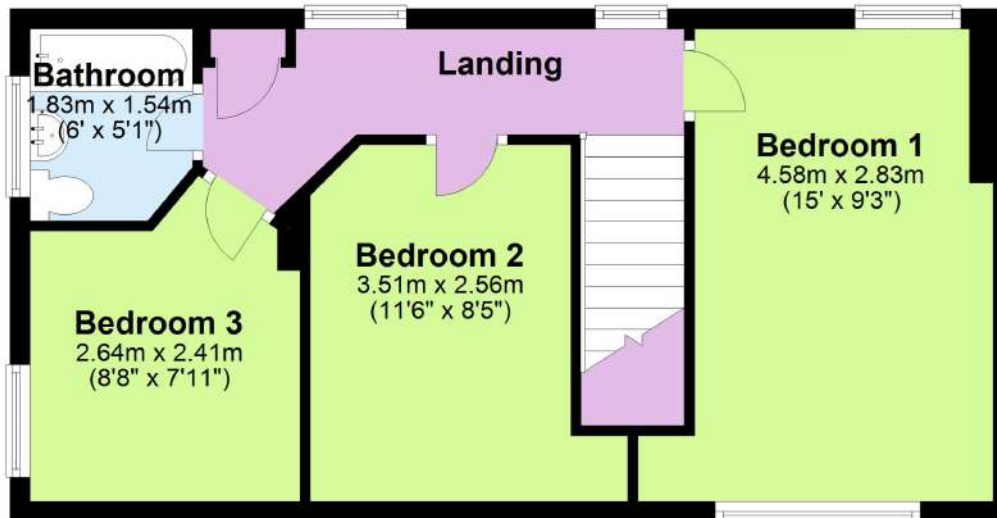
VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2JU**.

Ground Floor



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

First Floor



Total Floor Area Approx. 90 sq metres (969 sq ft)





28 Holmes Road, Swanage, Dorset, BH19 2JU

