



58 WEST STREET, CORFE CASTLE
£425,000

This substantial end of terrace cottage, formerly local authority owned is situated in a popular residential area some 500 metres from the village square, castle ruins and open country. It is thought to have been built during the 1930s and is of traditional cavity construction with a pebbledash finish under a pitched roof covered with slate tiles.

Whilst in need of a general update throughout 58 West Street has the considerable advantage of a large garden. The property is subject to restrictive covenants which state the only one dwelling can be built on the land, however, in our opinion there is the possibility of creating a separate dwelling on the north-western side of the property, subject to consent and a variation of the restrictive covenant.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London, Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. Postcode **BH20 5HE**.



The entrance hall welcomes you to this family home and leads through to the good sized living room with large picture window and tiles fire surround. Beyond, the kitchen is fitted with an extensive range of units, light worktops and integrated electric oven and hob. A good sized shower room (formerly fitted with a bath) and the glazed rear porch completes the accommodation on this level.

On the first floor there are three bedrooms, two doubles and a single. Bedroom one is particularly spacious at the front of the property and has the benefit of a built-in cupboard. Bedroom two is also a good size double at the rear of the house and is accessed through the first floor shower room.

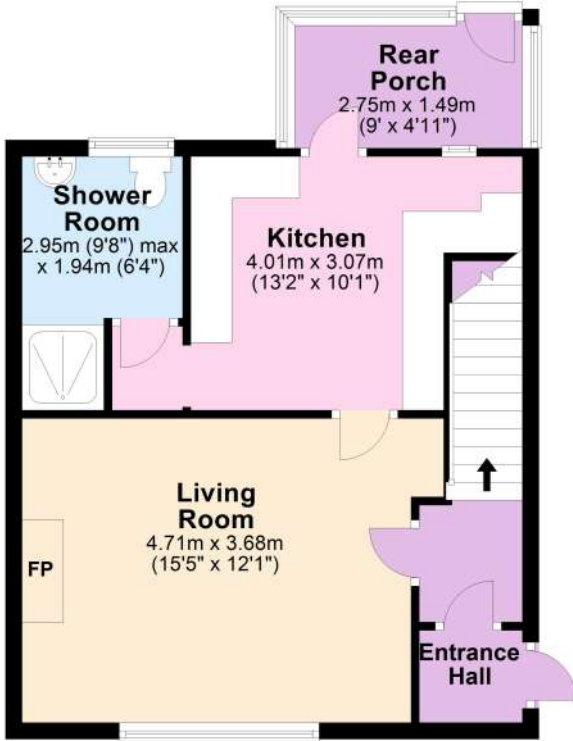
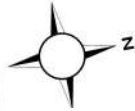
Outside, the property stands in a large garden and may offer scope to create a separate plot, subject to consent. It is mostly laid to lawn with flower and shrub borders, timber chalet and garden shed. There is also a second tool shed of similar construction to the main property and a detached double garage accessed through West Street Car Park. It has light and power, and personal access to the rear garden.

Important Note: The sale of the property will be subject to an overage charge where any future redevelopment of the garden will have to pay 25% of the increase in value for a period of 10 years from completion.



Total Habitable Floor Area Approx. 84m² (904 sq ft)

Ground Floor



First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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