

1 CARRANTS COURT, COWLEASE, SWANAGE £300,000

This well presented Victorian cottage is at the end of a small terrace situated near the south-western outskirts of Swanage about half a mile from the town centre yet within easy reach of the Townsend Nature Reserve. It is thought to date back to the latter part of the 19th Century and is constructed of stone with brick elevations at the rear, under a pitched roof covered with clay tiles and slate.

The cottage has spacious accommodation arranged over three floors enjoying good views over the town to Swanage Bay and Ballard Down from the upper levels.

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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2QG**.





The good sized living room with a feature polished marble fireplace, welcomes you to this well presented cottage. Beyond, the kitchen has been fitted with a modern range of units with contrasting worktops and breakfast bar, integrated gas hob and electric oven.

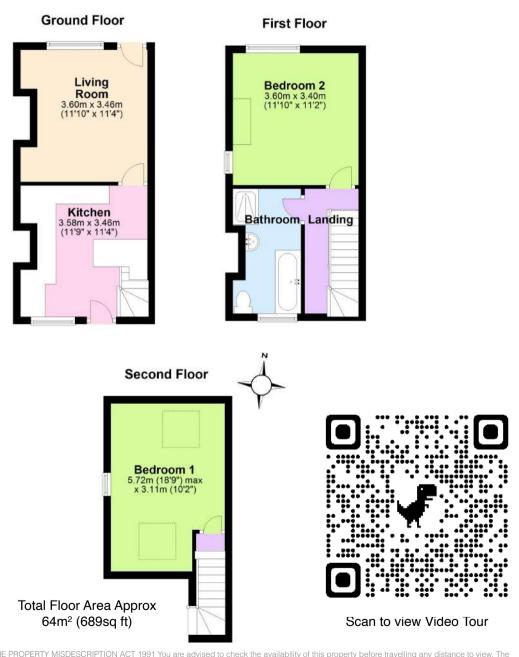
On the first floor there is a spacious double bedroom situated at the front of the property and enjoys good views over the town to Swanage in the distance. The family bathroom fitted with separate shower cubicle completes the accommodation on this level.

The spacious master bedroom, located on the top floor, has Velux windows to the front and rear and enjoys good views over the town to Swanage Bay and Ballard Down in the distance.

Outside, the front garden is mostly gravelled with a centre paved feature. At the rear the easily maintained South facing garden is mostly paved with flower and shrub bed, timber garden shed and garden store.

Property Reference COW1927

Council Tax Band C



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.

