



**QUARR BUNGALOW, Off BELL STREET, SWANAGE**  
**£500,000 Freehold**

**Quarr Bungalow** is a brand new detached bungalow currently under construction on the south-western outskirts of Swanage within easy reach of open country and the Priests Way and is approximately one mile from the town centre and Swanage beach.

The bungalow is being built to a high standard by a reputable local builder complementing the local environment and is of brick construction with Purbeck stone dressings, under a natural slate roof. It will enjoy views of the Purbeck Hills and have the benefit of a 10 year warranty, heat pump underfloor heating, £2,500 allowance for fitted carpets, and off road parking for 2 vehicles.

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, sandy beach and is an attractive mix of old stone cottages 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. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref BEL1989

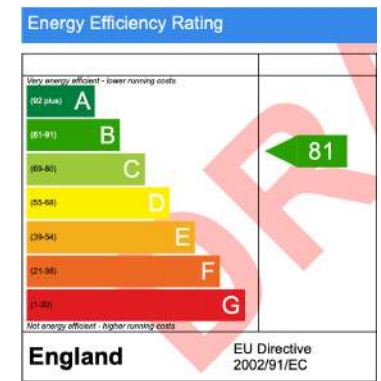
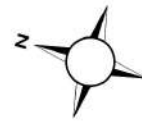
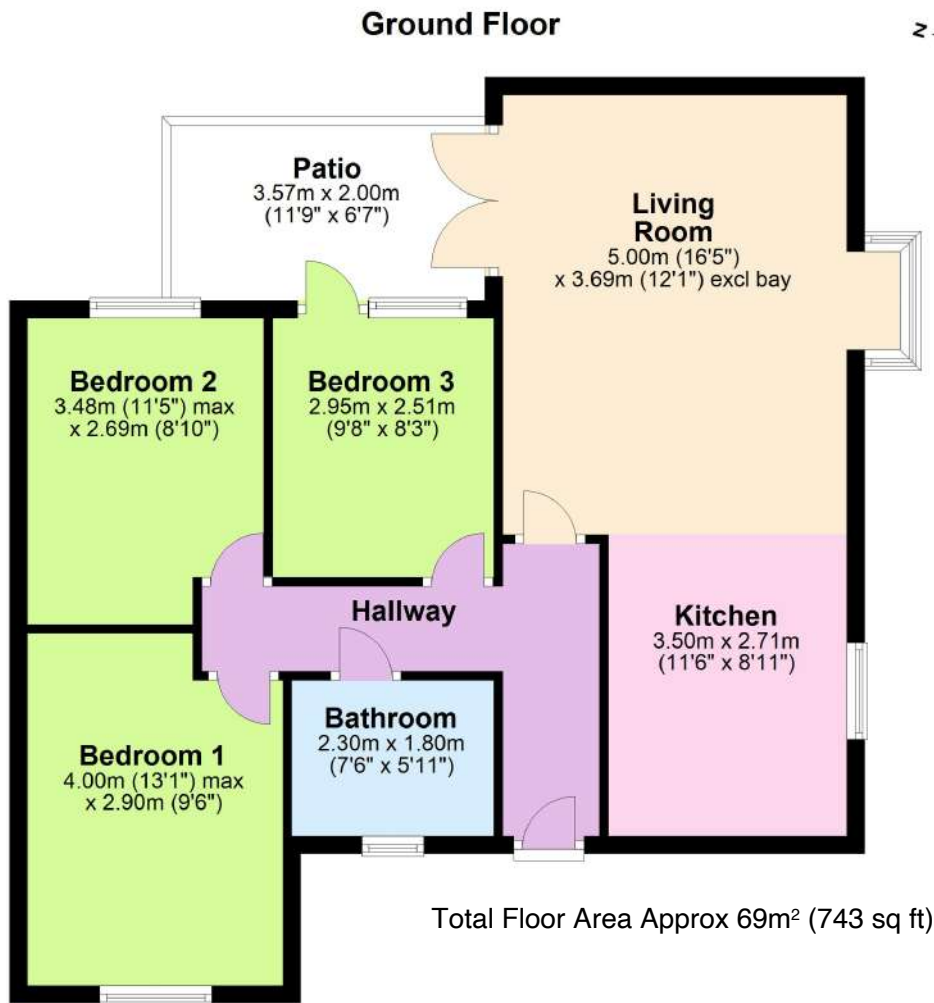
Council Tax To be Assessed



- Living Room** 5m x 3.69m excl bay (16'5" x 12'1" excl bay), South facing bay windows, double glazed casement doors to patio and garden.
- Kitchen** 3.5m x 2.71m (11'6" x 8'11"), South, choice of fitted kitchen with a £5,000 allowance.
- Bedroom 1** 4m max x 2.9m (13'1" max x 9'6"), West.
- Bedroom 2** 3.48m max x 2.69m (11'5" max x 8'10"), East.
- Bedroom 3** 2.95m x 2.51m (9'8" x 8'3"), North, door to patio and garden.
- Bathroom** 2.3m x 1.8m (7'6" x 5'11"), West, choice of bathroom suite with a £2,500 allowance.

**Outside**, the bungalow will have a paved patio area and small garden surrounding the property. There is also off-road parking for two vehicles.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 2SB**.



THE PROPERTY MISEDSCRIPTION 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.

