



**LINNETS, 3B BON ACCORD ROAD, SWANAGE**  
**£895,000 Freehold**



Standing at the end of a shared private drive, this substantial linked-detached bungalow is situated in an excellent location at South Swanage, approximately one third of a mile from the town centre and within 500 metres of open country at Townsend Nature Reserve and Durlston Country Park.

Offering well planned accommodation which flows naturally throughout, in our opinion there is scope for further development, subject to planning consent. The gardens are attractively landscaped and are a particular feature of the property.

Linnets is thought to have been built during the 1980s and is of traditional cavity construction with external elevations of part Purbeck stone, the remainder being cement rendered under a conventional pitched roof covered with concrete Pantiles.

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. Durlston Country Park is close by and is a gateway to the Jurassic Coast World Heritage site. It is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

A viewing is highly recommended to appreciate this property. Postcode **BH19 2DN**. All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284.



The entrance hall welcomes you to this fine property and is central to the accommodation. The generously sized living room is at the rear of the property and is particularly light with double glazed sliding doors leading to the landscaped garden. A throughway leads to the dining room which also enjoys views over the garden. The spacious kitchen/breakfast room is at the front and is fitted with an extensive range of units including integrated appliances including gas hob, electric oven and dishwasher. The spacious utility room is fitted with worktops and a range of fitted cupboards, stainless steel sink, plumbing for automatic washing machine and has a stable door to the rear porch.

The principal bedroom is particularly spacious and light with dual aspects. It has the benefit of an en-suite wet room. Bedroom 2 is also a good sized double and is fitted with a range of fitted wardrobes. Both bedrooms 1 and 2 are situated at the rear of the property overlooking the garden. Bedroom 3 is currently used as a study and is situated at the front. A family bathroom completes the accommodation.

Outside, the front garden is partially Purbeck stone paved with lawned area and ornamental trees. There is an attached garage with electronically operated up and over door. The most attractive rear garden has been well tended by the current owner and is bound with mature hedging and trees. The garden is well stocked creating interest throughout the seasons with lawned areas, shrub borders, paved terrace, summer house, timber garden shed and greenhouse.



Scan to View  
Video Tour

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Total Approximate Floor  
Area 109m<sup>2</sup> (1,173 sq ft)



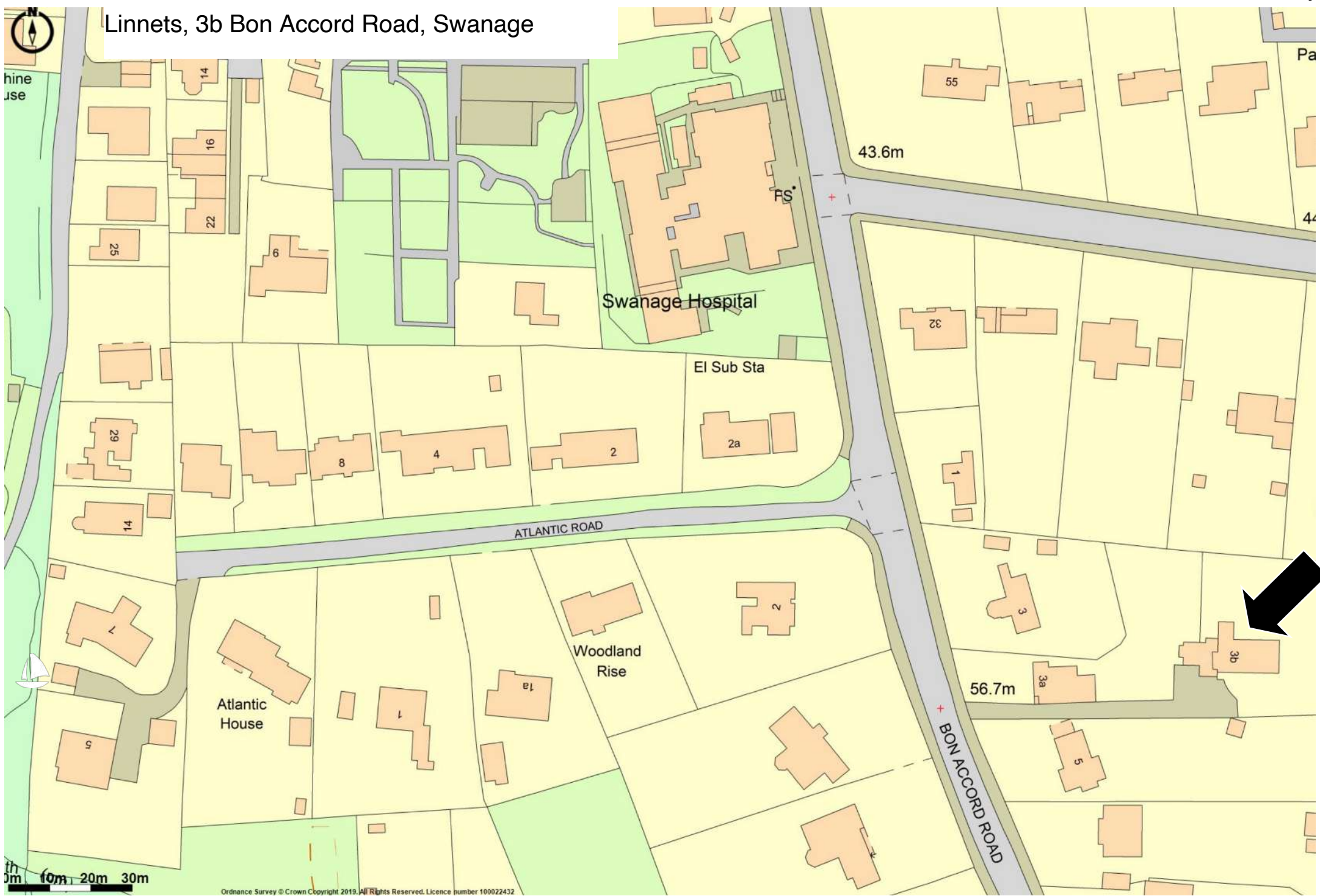








# Linnets, 3b Bon Accord Road, Swanage



0m 10m 20m 30m