



47a PRIESTS ROAD, SWANAGE
£375,000 FREEHOLD

This substantial detached bungalow stands in a good sized garden at West Swanage with potential for enlargement, subject to planning consent. It is located approximately one mile to the West of the town centre and some 500 metres from open country. Whilst in need of updating, it has the benefit of views over the garden from all principal rooms, a large detached garage, separate timber workshop and a large boarded loft space.

It is thought to have been built during the 1960s and is of traditional cavity construction having a Purbeck stone plinth, the remainder being cement rendered with a Tyrolean finish under a concrete interlocking tiled roof.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



The spacious hallway is central to the accommodation. Leading off, the South facing living room is particularly light enjoying dual aspects and has a fitted wood burning stove. The spacious kitchen is at the front of the bungalow and is fitted with a range of white units with tiled worktops, integrated gas hob and electric oven. There is access to the garden from this room.

There are two good sized double bedrooms, both with fitted wardrobes. Bedroom 2 is South facing. The family bathroom is fitted with a suite comprising panelled bath and pedestal wash hand basin. A separate WC completes the accommodation.

Outside, the gardens surround the property and are mostly lawned, bound with a mix of fencing and mature shrubs and trees. Within the grounds, there is a large detached single garage and a detached timber workshop with electric light and power.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 2RJ**.

Property Ref PRI2092

Council Tax Band D - £2,558.82 2024/25





Total Floor Area
Approx. 82 m² 882.6 (sq ft)



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

