



51 CAULDRON CRESCENT, SWANAGE
£650,000 Freehold

This substantial link-detached chalet style residence is situated in a popular residential area approximately three quarters of a mile from the town centre yet within 500 metres of Days Park, Beach Gardens and the beach via Battlegate Chine. It is thought to have been built during the early 1970s and is of traditional cavity construction, predominantly of brick with Purbeck stone detailing, under a pitched roof covered with concrete tiles.

51 Cauldron Crescent offers spacious, well planned accommodation and has the advantage of a large living room, attached garage, ample off-road parking and an attractive West facing garden which enjoys the afternoon and evening sun. It is eminently suitable as either a family home or retirement property.

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 **Corbens, 01929 422284**. The postcode for this property is **BH19 1QL**.



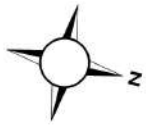
The entrance porch and spacious hall welcomes you to this chalet style residence. Leading off, the generous dual aspect living room has an attractive modern fireplace and a large picture window to the front. The separate kitchen is fitted with a range of white units, contrasting worktops, and has space for an electric oven, washing machine and dishwasher. There is also side access to the garden.

There are two double bedrooms on the ground floor. The principal room is particularly spacious and is fitted with a range of bedroom furniture. Bedroom two is also a good sized double and has access to the paved patio area and garden. The spacious family bathroom is fitted with a white suite including bath and separate corner shower. On the first floor, there is a further double bedroom which is dual aspect and enjoys views over rooftops to the Purbeck Hills in the distance. The shower room, fitted with a modern white suite has access to the attic room and completes the accommodation.

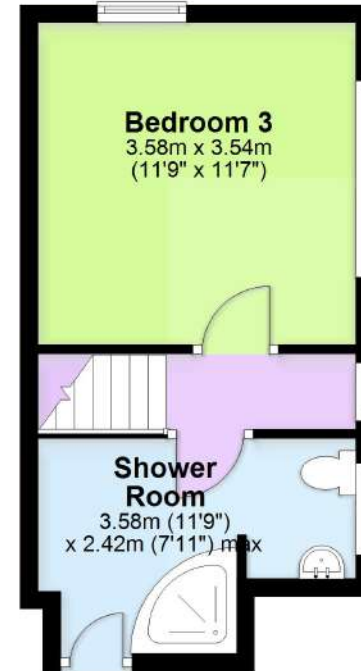
Outside, the front garden is lawned with shrub and flower borders. The driveway provides off-road parking and leads to the attached garage. At the rear, the West facing garden is attractively landscaped with lawn, paved seating areas, flower beds and shrubs, timber summerhouse and a greenhouse.



Ground Floor



First Floor



Total Habitable Floor Area
Approx. 109m² (1,173 sq ft)



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	79

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.



5286

ANGLEBURY AVENUE

WESSEX WAY

BM 28.60m

26.5m

LB

23.5m

BONFIELDS AV

VIVIAN PARK

DE MOLLHAM ROAD

Purbeck Court

ivan Park

D'URBERVILLE DRIVE

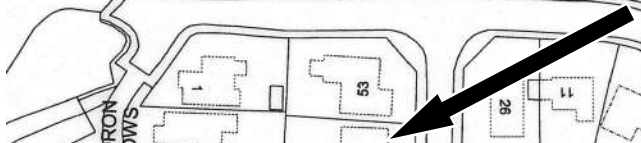
CAULDRON BARN ROAD

BATTLEMEAD

BM 18.98m

CAULDRON AVENUE

15.5m



CAULDRON MEADOWS

CAULDRON CRESCENT

Dolphin Court

NORTHBROOK R

Bowling Green

Tennis Courts

arn Farm

5256

El Sub Sta

TC

