



7 MOUNT SCAR, SWANAGE
£300,000 Freehold

This semi-detached house is situated in a residential cul-de-sac on the Southern slopes of the town, about one third of a mile from the town centre and within easy reach of local amenities, Primary School and the Townsend Nature Reserve. The property is thought to have been built in 1875 of stone under a slate roof, which has been replaced in recent years.

7 Mount Scar enjoys views across rooftops to Swanage Bay in the distance, and offers well-planned, spacious accommodation with an easily maintained garden. There is also scope to carry out a loft conversion, subject to consent.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approx. 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

IMPORTANT NOTE The sellers of this property are Partners of Corbens Estate Agents.

Property Ref: MOU2332

Council Tax Band C - £2,504.96 for 2026/2027

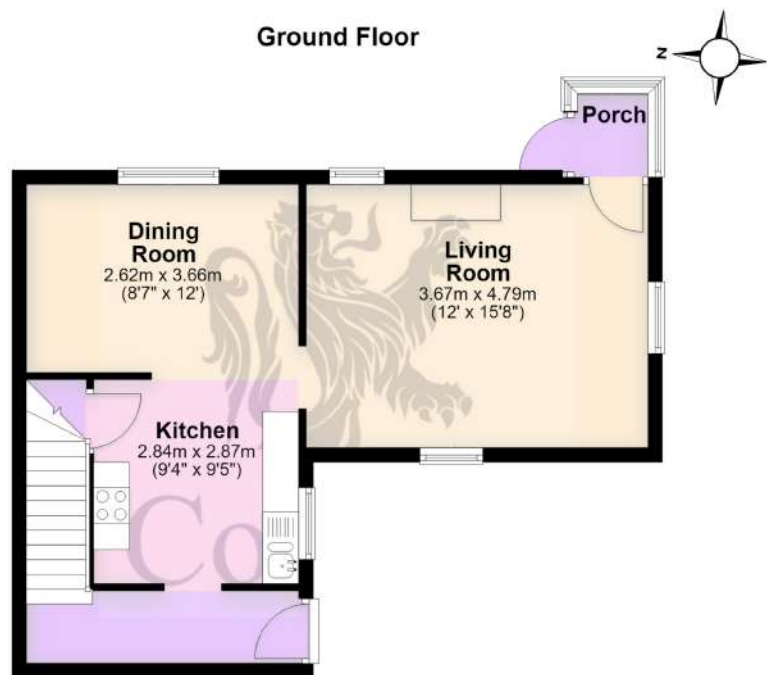


The entrance hall leads through to the kitchen which is fitted with a range of white units and worktops, integrated electric oven and hob and has space for fridge/freezer, washing machine and dishwasher and opens to the dining room, making it the ideal family hub. The spacious living room is triple aspect and has access to the side garden.

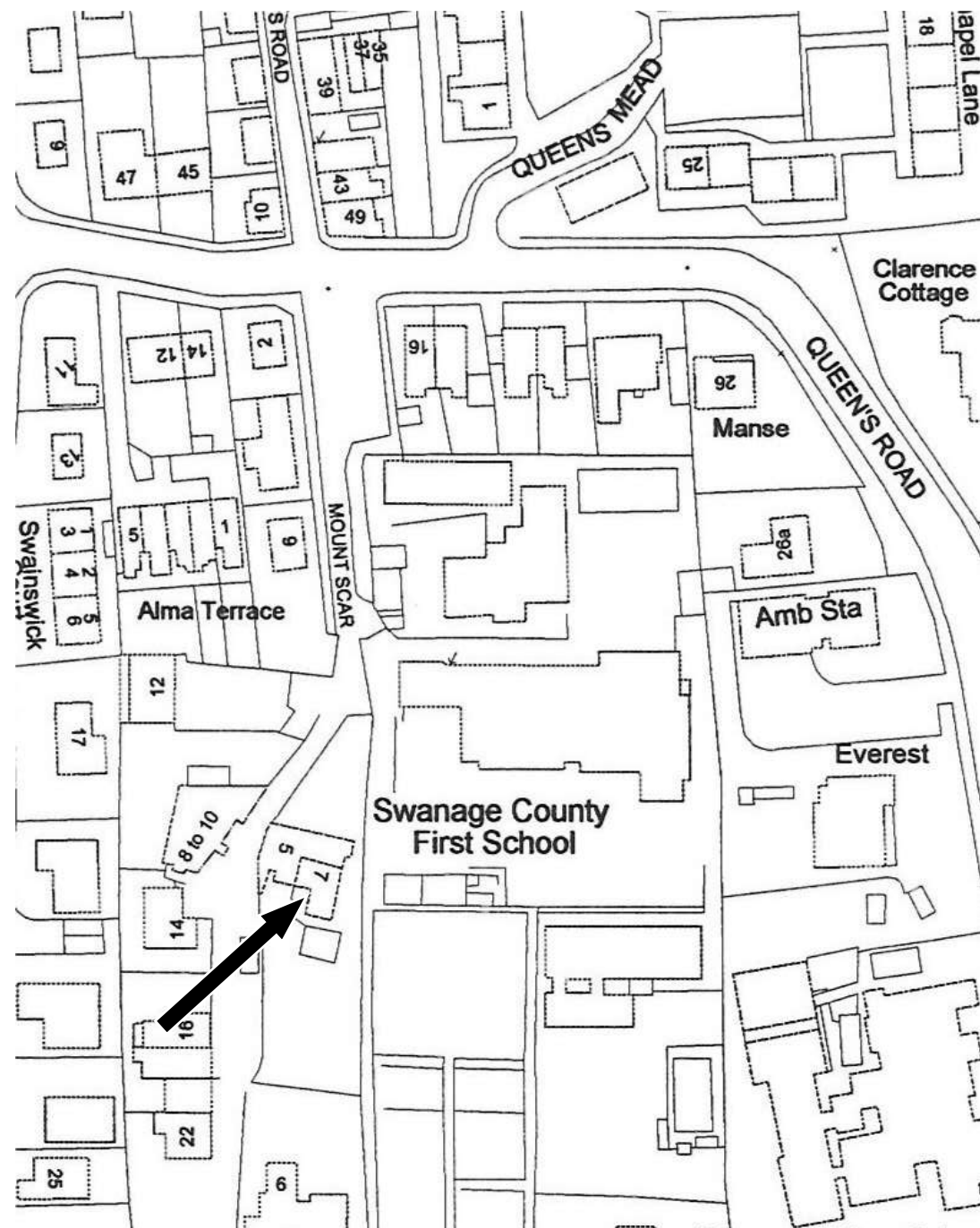
On the first floor, there are two double bedrooms. The principal bedroom is a particularly spacious triple aspect room with views across to Swanage Bay in the distance. Bedroom two enjoys similar views. The bathroom and a separate WC completes the accommodation. There is, however, scope to create further accommodation in the roof space, subject to consent, if required.

To the outside, there is a small courtyard to the front of the property. To the side of the property, the enclosed garden is laid to artificial grass with a larger timber shed and a raised timber deck which enjoys views across the town to the Purbeck Hills and Swanage Bay. No parking.

VIEWING Strictly by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2EY**.



Total Floor Area Approx
86m² (926 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 & 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.

