



8 STEER ROAD, SWANAGE
£310,000 FREEHOLD

This semi-detached family home, formerly local authority owned, is situated in a popular residential area approximately three quarters of a mile from the town centre and close to local convenience stores and schools. Originally constructed in the 1920s of traditional cavity construction, external elevations of brick under a pitched roof covered with tiles.

The house has been well maintained and a good sized conservatory enhances the living space. It has the benefit of a generously sized garden and there are views of the Purbeck Hills in the distance. There is no forward chain.

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 are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2RU**.

Property Ref STE2335

Council Tax Band C - £2,504.96 for 2026/27



The entrance hall welcomes you to this family home and leads through to the good sized living room with ornamental fireplace and fitted fire. Beyond, the conservatory has double glazed doors giving access to the rear garden enhancing the indoor/outdoor living space. The kitchen is to the side of the house and is fitted with a range of light units with contrasting worktops and integrated hob, oven and extractor hood. Beyond is a rear lobby with a larder, cloakroom and access to the rear garden. Completing the ground floor accommodation is a formal dining room, which is currently used as a fourth bedroom.

There are three bedrooms on the first floor. Bedroom 1 is a particularly spacious double situated at the front of the property. Bedroom 2 is a good sized double and Bedroom 3 a good sized single, both situated at the rear of the house. Views of the Purbeck Hills are enjoyed from the bedrooms and there is a glimpse of the bay from Bedroom 1. A shower room serves all three bedrooms.

The easily maintained gardens are predominantly lawned to the front, side and rear. There are shrub borders at the rear and it is bound by fencing. To the side of the property it would be possible to create a parking space, subject to planning consent.

Energy Efficiency Rating

Very energy efficient - lower running costs

(82 plus) A

(81-81) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

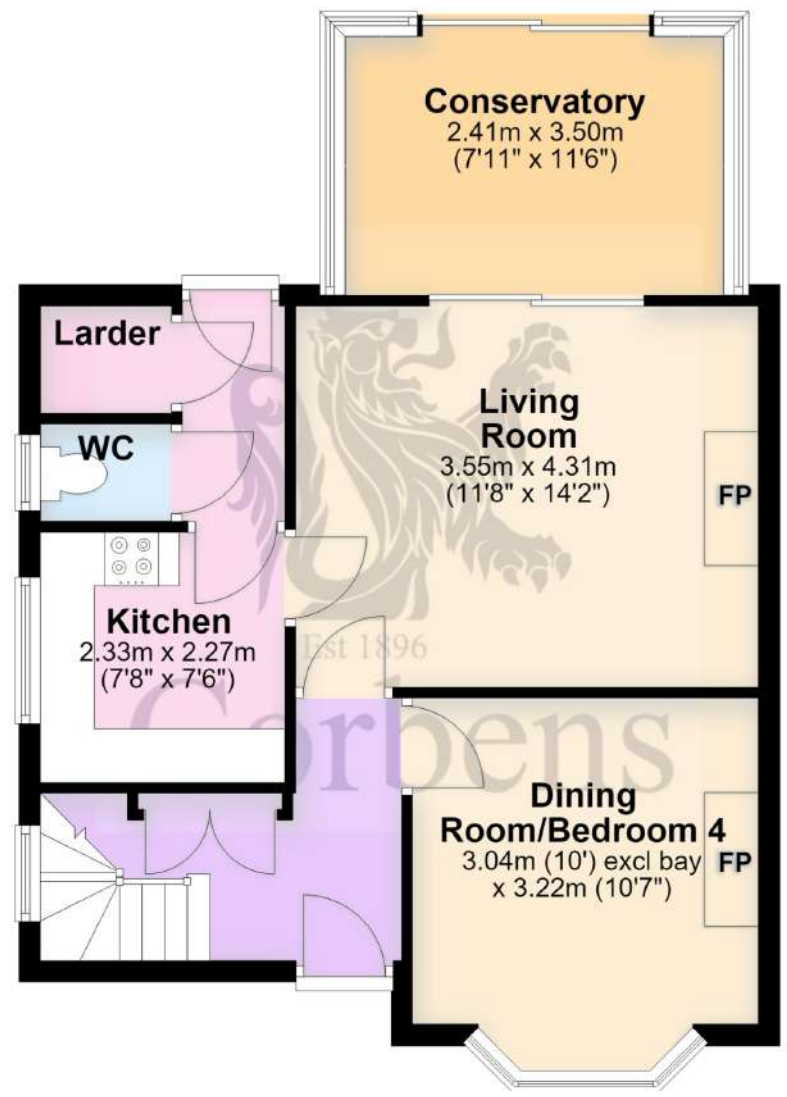
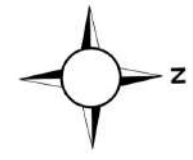
Current

Potential

Awaiting EPC

Total Floor Area
TBCm² (TBC sq ft)

Ground Floor



First Floor



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.





8 Steer Road, Swanage, Dorset, BH19 2RU

