



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Bell Street**

**Swanage BH19 2SB**

**Asking Price: £274,950**



**Modern and Immaculately Presented Terraced Cottage in Quiet Location with Fine Views to the Purbeck Hills. Excellent Specification. MUST BE SEEN.**

**UOD0089**

7 Institute Road, Swanage, Dorset, BH19 1BT  
Tel: 01929 426655 Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

# Bell Street Swanage BH19 2SB

- ❖ 2 Bedrooms (One En-Suite)
- ❖ Lounge
- ❖ Downstairs Cloakroom
- ❖ Bathroom/WC

- ❖ Kitchen/ Diner
- ❖ South Facing Garden
- ❖ 2 Parking Spaces

## SITUATION AND DESCRIPTION

This Purbeck Stone Cottage is situated on the western outskirts of Swanage about one mile from the town centre with good local amenities and Swanage/Poole bus route within easy walking distance. From the front of the property there are fine views to the countryside and Purbeck Hills.

The property, being one in a terrace of 3, was built approximately 10 years ago with local Purbeck Stone elevations under a Hardwro slate roof. The current owners have incorporated many improvements and an **INSPECTION IS RECOMMENDED** to fully appreciate the presentation and quality of this home.

Features include uPVC double glazed replacement windows and doors (2007), uPVC soffits, fascias and rainwater goods (2013), gas fired central heating, engineered oak flooring to lounge and entrance hall, en-suite shower to main bedroom, fitted wardrobes to both bedrooms and an easily maintainable south facing courtyard garden.

## GROUND FLOOR

### ENTRANCE HALL

Staircase to first floor.

### CLOAKROOM (N)

W.C., Pedestal wash basin. Tiled floor.

### LOUNGE (N)

4.9m x 3.9m (16' 1" x 12' 10") overall measurements. Gas point and flue. Understairs cupboard with shelving, power and light.

## KITCHEN/DINER (S)

4.5m x 3.1m (S)14' 9" x 10' 2") Range of fitted worktops, cupboards and drawers and stainless steel sink unit. Electric under oven, gas hob, extractor hood over. Fridge/freezer, dish washer and washing machine. Tiled floor. French doors to garden. Worcester 40kw boiler serving heating, radiators and hot water. Extractor fan.

## FIRST FLOOR

**LANDING (S)** Airing Cupboard. Hatch and retractable ladder to boarded roof space.

### BEDROOM 1 (N)

4.5m x 2.8m (14' 9" x 9' 2") Fitted wardrobes, **En-suite Shower**. Tiled walls and floor with mains operated shower, pedestal basin and w.c. Automatic extractor fan.

### BEDROOM 2 (S)

3.4m x 2.00m (11' 2" x 6' 7") to the front of fitted wardrobes to two walls, additional 0.6m including wardrobes to both walls.

## BATHROOM (S)

Panelled bath, pedestal basin and w.c. Fully tiled walls and floor. Heated ladder towel rail.

## OUTSIDE

Small enclosed **Front Garden** laid to stone chippings and ornamental tree. Paved South Facing **Rear Garden** with flower/shrub beds. **2 Parking Spaces** in tandem and private bin storage.

## SERVICES

All mains services connected. Gas fired central heating.

## COUNCIL TAX

Band 'C' - £1,583.39 payable 2015/2016

## VIEWING

By appointment only through **OLIVER MILES ESTATE AGENTS**

