



OLIVER MILES

Chartered Surveyors
Estate Agents

Bay Crescent

Swanage BH19 1RD

Asking Price: £412,500



Detached Bungalow in Quiet Crescent with Sea Views. Gas Central Heating and uPVC Double Glazing.

UOD0114

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Bay Crescent Swanage BH19 1RD

Entrance Hall -- Lounge/Diner -- Kitchen -- Conservatory -- 2 bedrooms -- Wet Room -- Separate WC
Front and Rear gardens

Location & Description

This detached bungalow is situated on an elevated site in a sought after crescent on the northern outskirts of Swanage about 1.5 miles from the town centre but with a local convenience store and bus route close by. From the front room there are views to the sea.

The property was built in the 1950s and has brick and rendered elevations under a concrete tiled roof. The specification includes gas fired central heating and uPVC double glazed windows and doors. Cavity wall insulation.

Entrance Porch

Entrance Hall

Store and broom cupboards. Airing cupboard with hot water cylinder and fitted immersion heater. Hatch to loft, part boarded and insulated.

Lounger/Diner (S&E)

L shaped 5.5m x 4.5m (18' 1" x 14' 9") overall measurements. Purbeck Stone fireplace.

Kitchen (W)

3.3m x 2.58m (10' 10" x 8' 6") Range of fitted cupboards, drawers and worktops, electric cooker, filtration hood, stainless steel 1.5 sink unit. Gas fired boiler serving heated radiators.

Conservatory (S, W, & N)

4.5m x 2.9m (14' 9" x 9' 6") French doors to garden.

Bedroom 1 (W)

3.87m x 3.62m (12' 8" x 11' 11") Built in cupboard with wash basin and water softener (not connected). Range of wardrobes.

Bedroom 2 (E)

3.35m x 3.3m (10' 12" x 10' 10") Built in wardrobe.

Wet Room (N)

Mains operated shower, pedestal wash basin. Heated ladder towel rail and automatic extractor fan.

Separate WC (N)

WC. Hand wash basin.

Outside

From the pavement there are 8 steps up to the **front garden** which is laid to lawn and flower/shrubs borders. The **rear garden** is laid to paved patio lawn with flower and shrub borders. Aluminium framed **green house** timber **shed**-with power and light, and 2 plastic **stores**.

Services

All mains services are connected.

Council Tax:

Band 'D ' £1781.32 payable 2015/16.

Viewing

By appointment only through the Agents, Oliver Miles

