



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Ballard Estate**

**Swanage BH19 1QZ**

**Asking Price: £375,000**



**Detached Timber Framed Bungalow. Sought after Private Residential Estate. Views to Purbeck Hills. Fully Furnished and Equipped. NO FORWARD CHAIN**

**UOD0115**

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

# Ballard Estate Swanage BH19 1QZ

Entrance Porch -- Entrance Hall -- Kitchen -- Breakfast Room -- Lounge -- Dining Room -- 3 Bedrooms -- Bathroom Separate WC  
Garage -- Off Road Parking -- Gardens

## LOCATION AND DESCRIPTION

A spacious detached timber bungalow on a sought after private estate, within a short level walk of a local convenience store and a bus route. Swanage's North beach is also close to hand. From the lounge and gardens there are good views to the Purbeck Hills.

The property is timber framed with timber elevations, lined internally under a pitched tiled roof. It has been well maintained by the present owners and has the benefits of gas fired central heating and some uPVC replacement double glazed windows. It has been successfully let since 1995 and is offered for sale fully furnished and equipped.

### ENTRANCE PORCH (S,W & E)

### ENTRANCE HALL (S)

3.7m x 2.3m (12' 1" x 7' 6") Archway to

### DINING ROOM (S)

4.8m x 3.4m (15' 8" x 11' 1") Plus bay

### LOUNGE (S, W & E)

6.2m x 3.5m (20' 4" x 11' 5")  
Fitted gas fire with stone surround.

### INNER HALLWAY

### KITCHEN (W)

3.9m x 2.9m (12' 9" x 9' 6") Range of fitted cupboards, drawers and worktops. Stainless steel sink units. Built in double oven and 4 ring gas hob. Door to garage. Hatch to loft.

### BREAKFAST ROOM (N)

3.1m x 2.2m (10' 2" x 7' 2") Plus recess  
Recess housing gas fired boiler serving heating radiators and hot water. Airing cupboard with insulated hot water cylinder. Store cupboard. Stable door to patio, garden and car space.

### BEDROOM 1 (N)

4.6m x 3.8m (15' 1" x 12' 5")

### BEDROOM 2 (N)

3m x 2.6m (9' 10" x 8' 6") Plus bay

### BEDROOM 3 (N)

3.8m x 2.8m (12' 5" x 9' 2") Fitted wardrobe

### BATHROOM

Panelled bath, pedestal basin, separate shower cubicle with power shower. Automatic extractor fan.

### SEPARATE WC

Hand wash basin.

## OUTSIDE

**Attached Garage** 4.5m long x 4.1m wide excluding covered entrance with external personal door.

## GARDEN

Total plot size with double frontage is 19.7m x 18.9m. On the South side, the **Garden** is laid to lawn with shrub, flower beds and borders and an apple tree. On the North side there is a patio, lawn and off road **Car Space**.

## SERVICES

All mains services connected. Gas fired central heating.

## COUNCIL TAX:

Band 'D' £1781.32 payable 2015/16.

## VIEWING:

By appointment only through the Agents, Oliver Miles (01929 426655).

