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OLIVER MILES

Chartered Surveyors
Estate Agents



Rabling Road, Swanage BH19 1ED £565,000

Detached Family Home with One Bedroom ANNEXE. SOUGHT AFTER LOCATION
Close to Beach & Town Centre. VENDOR SUITED.



- 3 Bedrooms & 1 Bedroom Annexe
- 2 Reception Rooms & Conservatory
- South Facing Garden
- 2 Bathrooms & Shower Room

- Sought After Location
- Gas C/H & uPVC Double Glazing
- Ample Parking

LOCATION & DESCRIPTION

This detached house with one bedroom annexe is situated in a level position, with the rear facing south, about 500m from the main beach and approximately half a mile from Swanage town centre. From the rear of the property there are southerly views to downs.

The main property was built in 1940's and has rendered elevations under a slate roof. Some updating is required but it has the benefit of gas fired central heating with radiators and uPVC double glazed windows.

NOTES:

- 1) The sale of this property is dependent upon the seller finding alternative accommodation.
- 2) The annexe, although self contained, does require minor works to meet Building Regulations to enable it to be let separately.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

KITCHEN (N)

4.5m x 2.7m (14' 9" x 8' 10") Range of worktops cupboards and drawers with 1.5 bowl stainless steel sink unit. Breakfast bar. Plumbing for dishwasher. Airing cupboard housing insulated hot water cylinder and immersion heater. Worcester gas fired boiler serving heating radiators and hot water.

SIDE LOBBY (S)

Worktop with cupboard under and space and plumbing for washing machine and dryer. Rear entrance door.

SHOWER ROOM (N)

Fully tiled walls, cubicle with mains operated shower, WC. Small cupboard.

LOUNGE (S)

4.5m x 3.3m (14' 9" x 10' 9") Stone fireplace (flue lining required to operate fire). Sliding door to conservatory.

CONSERVATORY (S, E & W)

4m x 3m Tiled floor. Door to garden

DINING ROOM (S)

4m x 3.3m (13' 1" x 10' 9") Connecting door to annexe.

FIRST FLOOR

LANDING

BEDROOM 1 (S)

4.6m x 3.3m (15' 1" x 10' 9") Pedestal wash basin.

BEDROOM 2 (S)

4m x 3.4m (13' 1" x 11' 1") Pedestal wash basin. Connecting door to annexe.

BEDROOM 3 (N & E)

2.8m x 2.4m (9' 2" x 7' 10") Hand wash basin.

BATHROOM (N)

Shaped bath with independent mains shower over and curved screen. Wash basin with cupboard under. Heated ladder towel rail. Fully tiled walls.

TOILET (N)

Fully tiled walls. WC.

ANNEXE

(Originally single storey garage)

GROUND FLOOR

LIVING ROOM/KITCHEN (S & N)

6.7m x 3.5m (22' x 11' 5") including staircase with cupboard under. Worktop with cupboards under, stainless steel sink unit. Gas fired boiler serving heating radiators and hot water. Fitted gas fire. Own entrance door.

FIRST FLOOR

SMALL LANDING

TOILET

BEDROOM (S)

5.1m x 2.4m (16' 8" x 7' 10") plus recess. Airing cupboard with insulated hot water cylinder and immersion heater.

En-Suite Bathroom (N) Panelled bath with independent mains shower over and fully tiled surround, pedestal basin.

OUTSIDE

The property has a frontage of about 16m and depth of 43.4m. The front of the property is laid to a drive entrance and a paved forecourt providing additional **Parking** with a flower border. The south facing rear **Garden** is laid to a two tier patio and lawn with a small kitchen section. **Store** with light and power. Aluminium framed **Greenhouse**. From the garden there is a gate to a rear **Parking Area** which is served from a service lane and subject to the necessary planning permissions being obtained, it is considered there is space to erect a block of 5 garages and store.

SERVICES

All main services connected. Gas fired central heating.

COUNCIL TAX

Band 'E' - £2177.17 payable 2015/16

Annex - Band 'A' - £1187.55 payable 2015/16.

VIEWING

By appointment only through **Oliver Miles Estate Agents (01929 426655)**.





GROUND FLOOR
APPROX. FLOOR
AREA 1013 SQ.FT.
(94.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1805 SQ.FT. (167.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

