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**OLIVER MILES**

Chartered Surveyors  
Estate Agents



## **Kings Road West Swanage BH19 1HR £370,000**

Very WELL PRESENTED DETACHED HOUSE. Short level walk from the TOWN CENTRE & BEACH.



- 3 Bedroom Detached House
- 2 Receptions & Conservatory
- Easily Maintainable Small Garden

- Solar Panels
- Gas C/H & uPVC D/G
- Off Road Parking

## **LOCATION & DESCRIPTION**

A detached early 20th Century house built with brick elevations under a pitched roof covered with slates. The property faces south and occupies a very convenient level position only a few minutes walk from the Town Centre and main Beach. In recent years it has been extensively modernised and very well maintained and an INTERNAL INSPECTION IS RECOMMENDED to appreciate the features of this property.

It has the benefit of gas fired central heating, uPVC double glazed windows, a fine conservatory and the fitted carpets, curtains and light fittings are included in the purchase price.

## **ACCOMMODATION**

(Approximate measurements)

### **GROUND FLOOR**

#### **KITCHEN/BREAKFAST ROOM (N**

through conservatory)

3.6m x 3m (11'11" x 9'10"). Range of beech units comprising cupboards, drawers and complimentary worktops with composite sink unit. Integral appliances include electric double oven, 4-ring induction hob with extractor fan over and dishwasher. Tiled floor. Arched opening to conservatory.

#### **CONSERVATORY (N, W & E)**

4.3m x 4m (14' x 13'2"). Tiled floor. Double doors to rear garden. Roof with electrically operated windows. **Utility cupboard** with gas tumble dryer and washing machine. "Ferrolì" gas fired boiler serving central heating radiators, electronic programmer.

#### **DINING ROOM (E)**

4.6m excluding bay x 4.1m including staircase to first floor (15' x 13'6"). Walk-in storage cupboard.

#### **CLOAKROOM (W)**

Fully tiled walls. Low level WC and pedestal wash basin.

#### **LOUNGE (S)**

Marble surround with fitted electric fire.

## **FIRST FLOOR**

#### **LANDING(E)**

Hatch a retractable ladder to loft.

#### **BEDROOM1 (S)**

4.6m into fitted wardrobe with sliding doors x 3m (15'1" x 10').

#### **BEDROOM2 (N)**

4.6m x 3m (15' x 9'10"). Fitted wardrobes. Views over private railway to rear and Purbeck Hills beyond.

### **BEDROOM3 (W)**

3.6m x 1.9m (11'9" x 6'1").

### **BATHROOM(W)**

White suite comprising corner bath with independent mains power shower over, low level WC and vanity unit with wash basin. Fully tiled walls. Heated ladder towel rail.

### **OUTSIDE**

Crazy paved drive entrance to gates and **Off Street Parking. Small Courtyard Garden** to the rear of the property.

### **SERVICES**

All main services are connected. The solar panels, by Sunny Beam, provide cheaper electricity and over the last 3 years an income of over £5,000.

### **COUNCIL TAX**

Band 'C' - Payable £1583.39 2015/2016

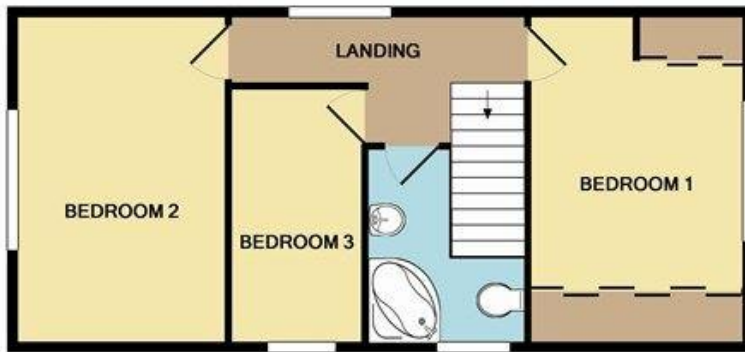
### **VIEWING**

Only by appointment through **OLIVER MILES Estate Agents** (01929 426655).





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.

