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OLIVER MILES

Chartered Surveyors
Estate Agents



Gannetts Park, Swanage BH19 1PF £575,000

Spacious Detached House on Elevated and Sought After Cul-de-Sac with Some Sea & Hill Views to North and South Swanage, Solar Panels Providing Income and Landscaped Garden and Large Garage with Development Potential.



- ❖ 4 Bedroom Detached House in Desirable Location
- ❖ Close Town Centre and Beach
- ❖ Views over South Town, Towards Sea and Purbeck Hills
- ❖ Scope for Addition of First Floor Rooms over Garage

- ❖ South Facing with Bright and Spacious Rooms
- ❖ Good Sized Landscaped Gardens Front and Back
- ❖ Driveway and Spacious Garage
- ❖ Solar Panels Generating Income

LOCATION AND DESCRIPTION

This 1930's Detached House is situated in a residential cul-de-sac only a few minutes' walk from the main beach and under half a mile from the town centre. From the rear of the property there are fine views to the Purbeck Hills, from the east side of the property there are some views to Swanage Bay and from the front southerly views over the town.

The property has brick and rendered elevations under a slate roof. the accommodation is particularly spacious and bright and has scope for improvement and enlargement to incorporate personal tastes. Apart from the location and views the property has the benefit of gas fired central heating with radiators and the majority of the windows have uPVC double glazed units. A Solar 3.92kwp Photovoltaic Array system is fitted providing electricity which is fed back to the National Grid and producing an income of approximately £2,000 per annum.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

CLOAKROOM (N)

WC, pedestal basin and fitted cupboards.

LOUNGE (S)

4.7m x 3.7m (15'5" x 12'2") Purbeck Stone fireplace.

DINING ROOM (S)

4.3m x 4.5m into bay (14'1" x 14'9" into bay) Hatch to kitchen. The chimney breast is plastered over and has a flue connected to the chimney.

KITCHEN/BREAKFAST ROOM (N) L-shaped
5m x 4.5m (16'5" x 14'9") Range of fitted and built in cupboards with tiled worktops. Gas hob, Neff electric double oven. There is a tiled recess with flue if required, for Aga.

UTILITY ROOM (N & W)

2.7m x 2.5m (8'10" x 8'2") Gas fired boiler serving heating radiators and hot water. Solar consumer unit for electricity. Plumbing for sink unit. Door to rear garden.

FIRST FLOOR

LANDING (N)

Airing cupboard with insulated hot water cylinder and immersion heater. Hatch to large loft which is mainly boarded. Heating and water control panel.

BEDROOM 1 (S)

4.7m x 4.3m (15'5" x 14'1")

BEDROOM 2 (S & E)

4.7m x 3.8m (15'5" x 12'6")

BEDROOM 3 (N)

3.4m x 3m (11'2" x 9'10") Built in cupboard.

BEDROOM 4 (E)

2.9m x 2.2m excl. recess (9'6" x 7'3" excl. recess)

BATHROOM

Panelled bath with independent mains operated shower over, pedestal basin. Heated ladder towel rail.

SEPARATE TOILET (N)

OUTSIDE

Driveway entrance to **Large Attached Garage** 7m x 5.55m (23' x 18'1") internal measurements, light and power, up and over door and access door to rear garden. The garage is of cavity construction and the foundations are considered suitable to take an additional floor. Landscaped **Gardens** with the **Front** laid to lawn and shrub borders and the **Rear** has lawn, flower/shrub borders and raised kitchen beds. There is a pedestrian gate to a no-through private lane with access at the sea end between Gannetts Park and Beach Gardens.

SERVICES

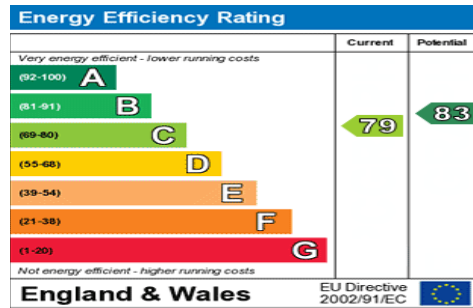
All mains serviced. Gas fired heating. Solar powered electricity.

COUNCIL TAX

Band 'F' - £2,573.02 payable 2015/16

VIEWING

By Appointment only through Agents, OLIVER MILES (01929 426655) or sales@olivermiles.co.uk



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





GROUND FLOOR



1ST FLOOR

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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