



2a DRUMMOND ROAD, SWANAGE
£775,000

This detached bungalow is of modern split-level design having a large integral garage on the ground floor. It is well situated in a quiet, elevated position to the South of the town centre and within easy reach of Durlston Country Park and the Jurassic Coast. The property is thought to have been constructed during the 1980s and has external elevations of part Purbeck stone, the remainder being cement rendered under a concrete interlocking tiled roof.

2a Drummond Road offers well planned and versatile accommodation with the considerable advantage of a large open plan living room opening to the attractive rear garden, master bedroom suite with balcony, large integral garage and off-road parking.

Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref: DRU1603

Council Tax Band F



You are welcomed to this family home by the entrance hall which is central to the accommodation. Leading off, the large open plan living room has twin sets of sliding doors which open to the paved patio and rear garden. The kitchen is fitted with a range of light units, contrasting worktops and integrated gas hob, electric oven and microwave.

There are three bedrooms; the master bedroom suite is particularly spacious and has sliding doors opening to the semi-enclosed balcony giving some views of the sea in the distance. It also has the benefit of an en-suite shower room. Bedroom two is a good sized double whilst bedroom three is a large single/twin room. The spacious family shower room completes the accommodation.

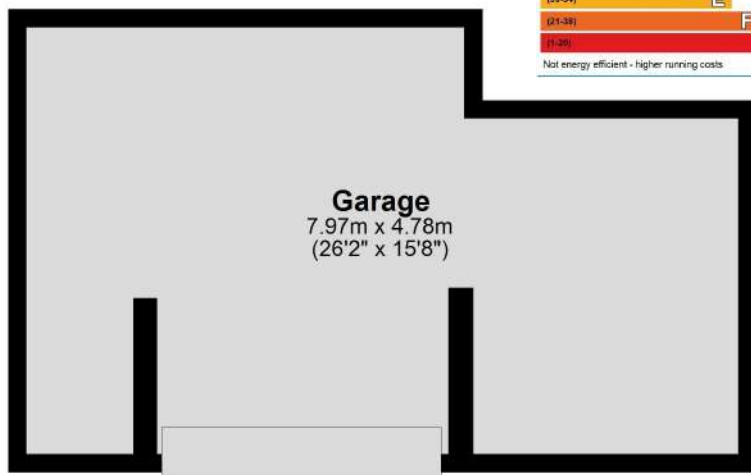
Outside, a driveway provides off-road parking for one vehicle at the front of the property and leads to the integral garage, which also has a large workshop area. At the rear the garden is mostly laid to lawn with flower and shrub borders, ornamental trees and has a large paved patio area.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2DX**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	80

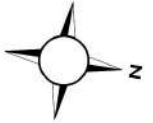
Basement



Garage
7.97m x 4.78m
(26'2" x 15'8")

Total Floor Area Approx. 124m² (1,335 sq ft)

Ground Floor



Living Room
6.08m x 5.13m
(19'11" x 16'10")

Kitchen
3.80m x 2.84m
(12'5" x 9'4")

Shower Room
2.65m x 2.26m
(8'8" x 7'5")

Hall

Bedroom 1
4.84m (15'11" max) x 3.66m (12')

Bedroom 3
2.99m x 2.17m
(9'10" x 7'1")

Bedroom 2
3.02m x 3.02m
(9'11" x 9'11")

2.22m x 1.34m
(7'3" x 4'5")

Balcony
3.36m x 2.27m
(11' x 7'5")

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

