



BRITISH  
PROPERTY  
AWARDS  
2021

**GOLD WINNER**

ESTATE AGENT IN  
SWANAGE & WAREHAM

**17 TOWNSEND ROAD, SWANAGE**  
**£650,000**



This attractive detached chalet bungalow is situated in a quiet cul-de-sac position within easy reach of the Townsend Nature Reserve and about a third of a mile from the town centre. It is thought to have been constructed during the 1970s although substantially extended and renovated in more recent times. The building is of traditional cavity construction externally cement rendered with part Purbeck stone to the front elevation under a pitched roof covered with concrete tiles (roof completely replaced in 2011).

Immaculately presented throughout, 17 Townsend Road offers well planned family accommodation with the considerable advantage of easily maintained grounds, attached garage, large detached workshop and driveway with parking for several vehicles.

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, all of which blend in well with the peaceful surroundings.

A viewing is highly recommended to appreciate this property. Viewings are strictly by appointment only through **Corbens, 01929 422284**. Postcode **BH19 2PU**.



The L-shaped entrance hall welcomes you to this modern property. The spacious dining room with bay window has a wide thoroughway to the living room beyond. A dual aspect room, this second reception has a feature Purbeck stone fireplace with woodburning stove and sliding doors opening to the paved patio. The kitchen is fitted with a range of quality light oak units, contrasting worktops and integrated appliances. There are two double bedrooms on the ground floor, bedroom two is at the front of the property and bedroom three has the benefit of fitted wardrobes. The stylish modern family bathroom completes the accommodation on this level.

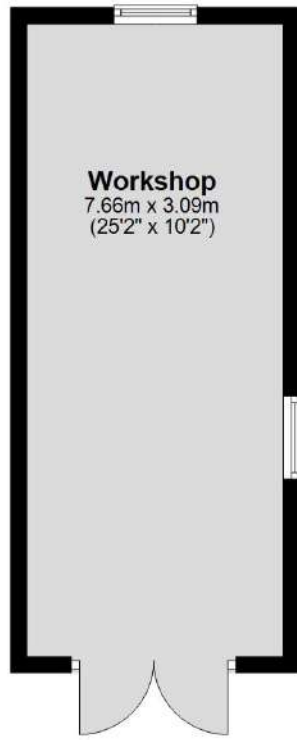
On the first floor the spacious master bedroom is dual aspect and has views over the town to the Purbeck Hills in the distance. The spacious shower room is fitted with a large walk-in shower, vanity wash basin and WC.

The property is approached by a wide brick paved driveway providing ample off-road parking and leading to the attached garage (with loft area). The garden is mostly lawned with patio area and shrubs and a large detached timber workshop. To the side and rear the garden has Purbeck stone retaining walls and raised lawned area, greenhouse.

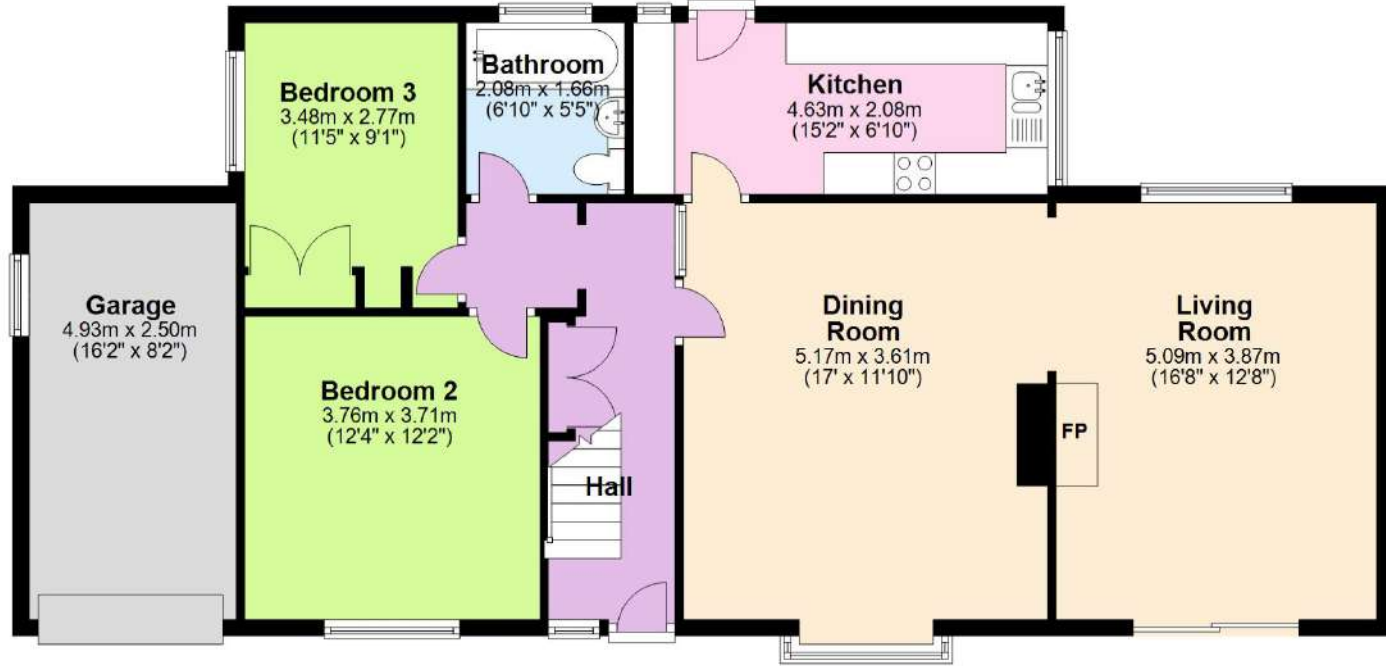
Property Ref TOW1617

Council Tax Band D

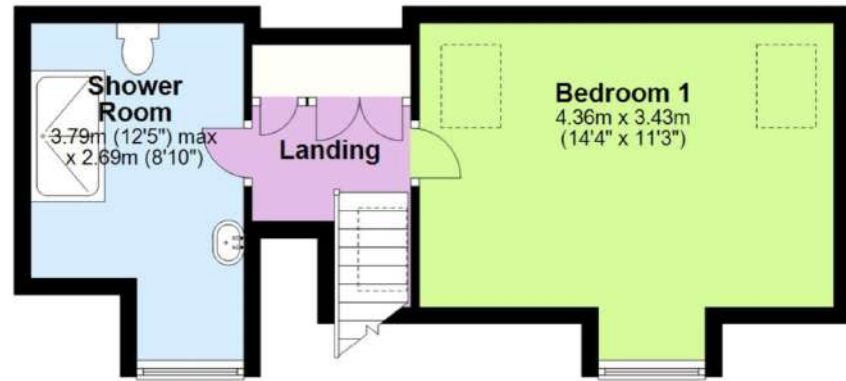




**Ground Floor**



**First Floor**



**Total Floor Area**  
Approx. 100m<sup>2</sup> (1,076 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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