



8 FINDLAY PLACE, SWANAGE
£395,000

This detached bungalow is quietly situated in a cul-de-sac to the West of the town, about a mile from the town centre and seafront yet within easy reach of the local convenience store and open country. It is thought to have been built during the 1950s and is of traditional cavity brick construction under a pitched roof covered with concrete interlocking tiles

Whilst in need of updating, 8 Findlay Place offers well planned family accommodation with the advantage of an easily maintained West facing garden and a detached garage. The bungalow also offers considerable scope for a loft conversion to create further accommodation if required, subject to Building Regulations Approval.

The seaside resort of 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.

Property Reference FIN1622

Council Tax Band D

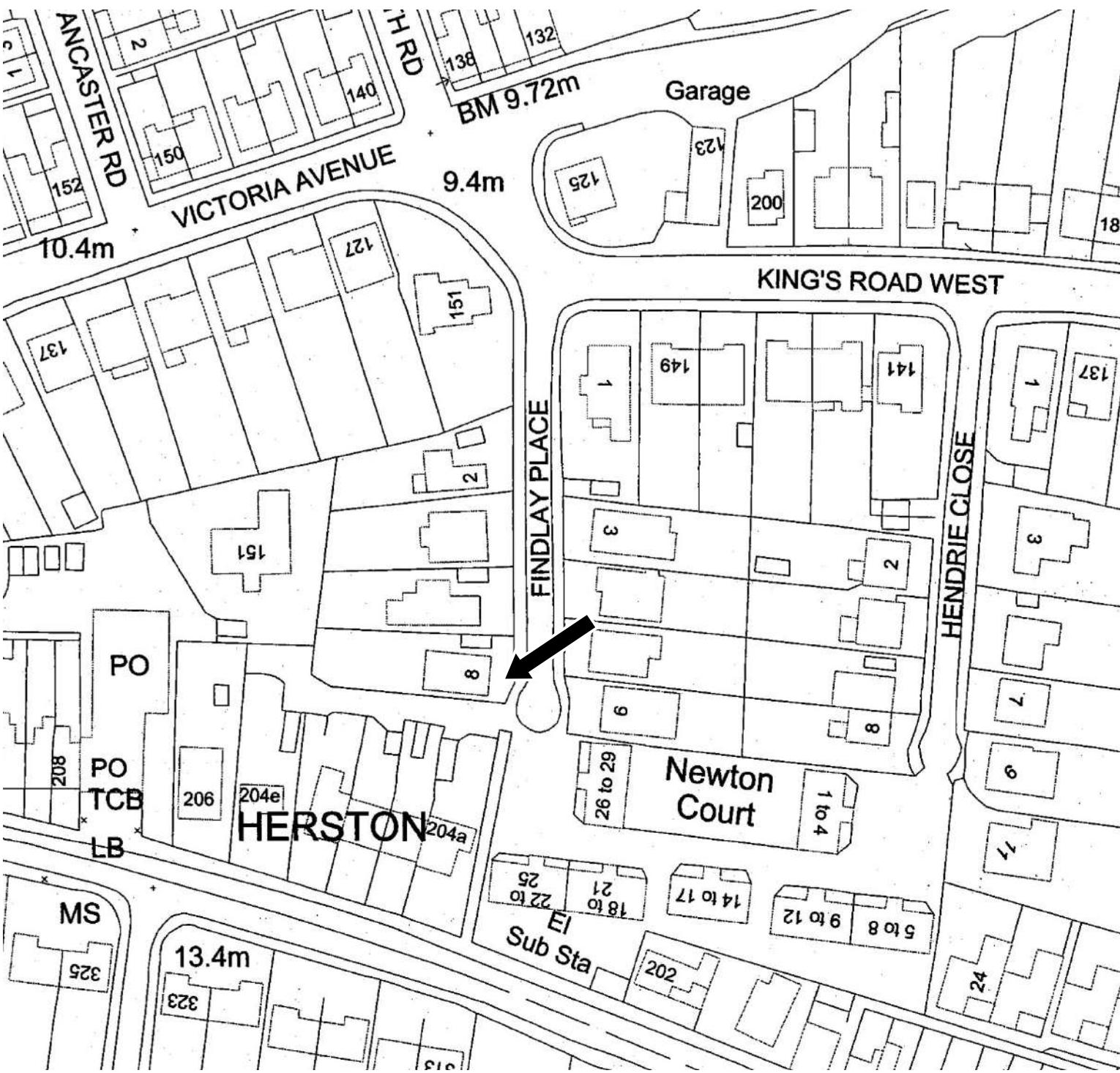


The entrance hall leads to the generously sized dual aspect living/dining room with double glazed sliding doors leading to the garden at the rear seamlessly blending the inside/outside living space. The kitchen is fitted with a range of white units, contrasting worktops and an integrated electric oven and hob and has a door to the garden.

There are two double bedrooms, bedroom one is dual aspect and has a fitted wardrobe whilst bedroom two has a vanity style wash basin. A family shower room fitted with a white suite and a separate WC completes the accommodation.

The easily maintained front garden is mostly gravelled with flower beds. A concrete driveway provides parking and leads to a detached garage with double timber doors. At the rear, the garden is lawned with mature shrub borders and a paved patio area.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens**, 01929 422284. The postcode for this property is **BH19 1JW**.



Total Floor Area
Approx. 76m² (818sq ft)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	80	
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			

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.

