



Corbens



12 CORNWALL ROAD, SWANAGE  
£350,000

This spacious terraced property is quietly situated near the end of a popular residential cul-de-sac in the heart of the town centre. It is thought to have originally been constructed in 1946 of cavity brick construction under a tiled roof.

12 Cornwall Road is in need of some updating but offers well planned family accommodation and is conveniently located only a short distance from Swanage Beach, the steam railway station and main shopping thoroughfare.

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 cottage 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 COR1712

Council Tax Band C



The versatile and spacious accommodation is arranged over 3 floors. The ground floor comprises a large living room with bay window and wide throughway to the dining room beyond. The kitchen is fitted with a range of light units and worktops and has an integrated electric hob and oven. Leading off, the conservatory has pine panelled walls and sliding doors to the rear courtyard garden. There is also a small cloakroom under the stairs.

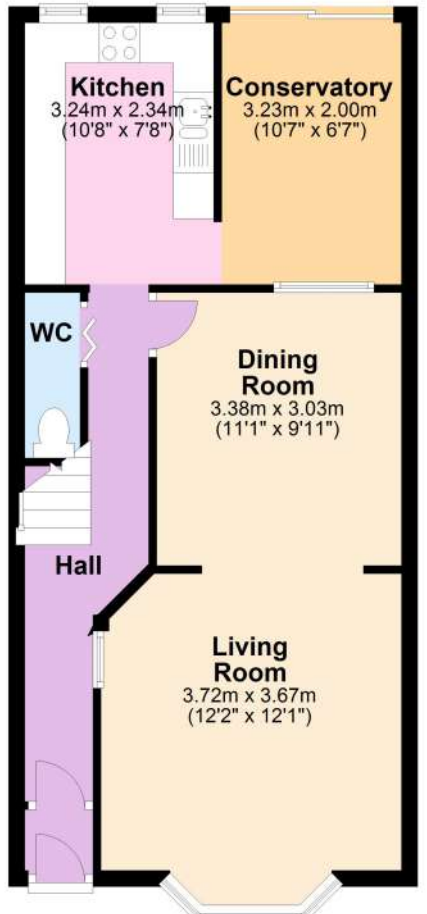
On the first floor are two double bedrooms, the master is particularly spacious and is situated at the front of the property. Bedroom two is also a good sized double and is East facing. There is also a family shower room with large walk-in shower on this level. Bedroom three is a further double situated on the second floor.

To the front of the property there is a small walled garden. There is a shared pedestrian access to the Northern side of the house which leads to the easily maintained enclosed garden at the rear.

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 1EU**.



**Ground Floor**



**First Floor**



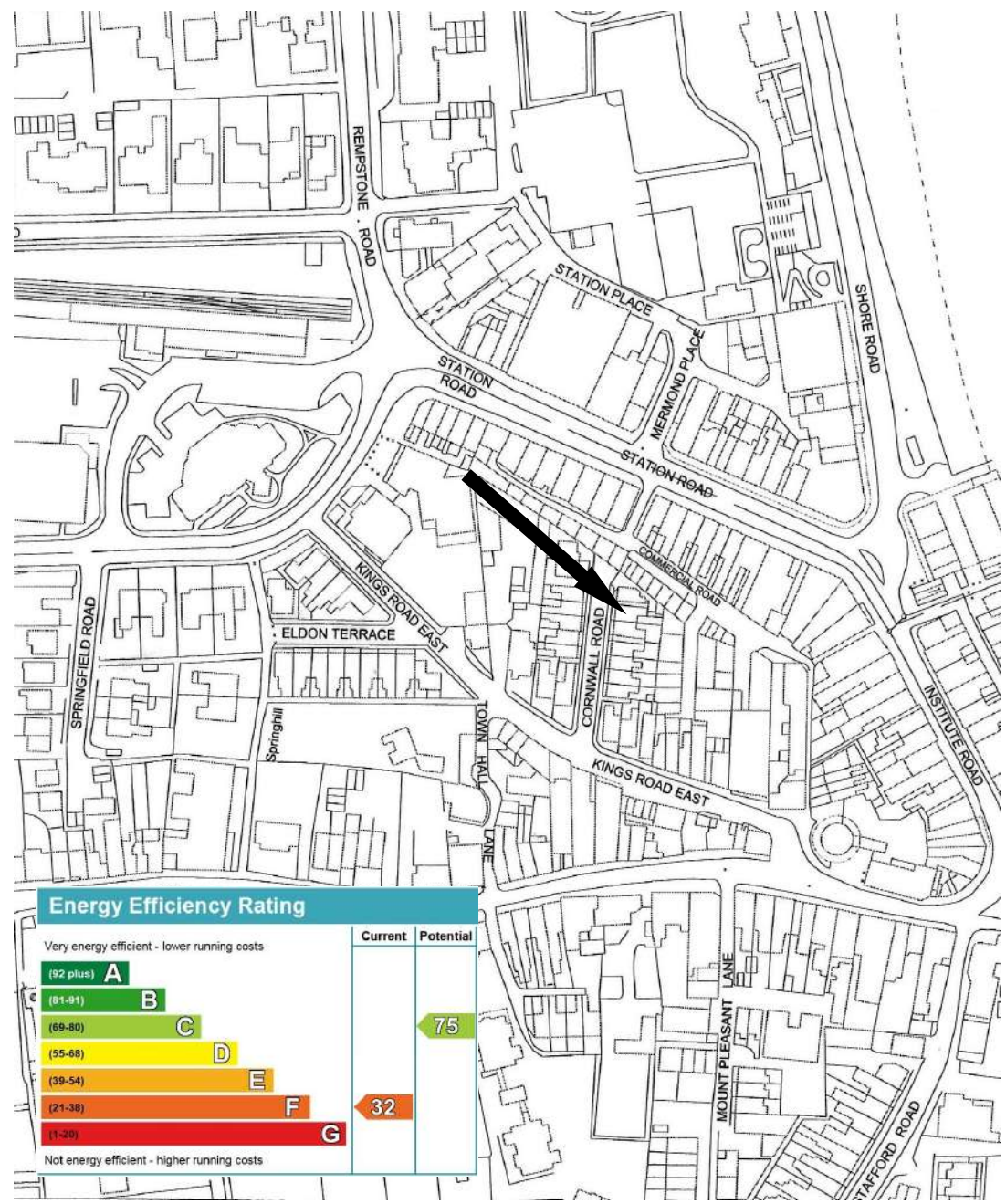
**Second Floor**



Total Floor Area  
Approx. 105m<sup>2</sup> (1,130 sq ft)



Scan to View Video Tour



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
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.

