



12 BELL STREET, SWANAGE
£315,000

This Grade II terraced cottage is situated in one of the oldest parts of Swanage close to open country, local amenities and schools, and approximately one mile from the town centre. It was built during the late 19th Century, with a small extension in recent years. It is built of natural Purbeck stone, the small extension being cement rendered.

12 Bell Street offers spacious accommodation arranged over three floors, the terraced cottage is well presented throughout and is within easy reach of the Jurassic coast.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref BEL1709
C

Council Tax Band



The living room has a feature Purbeck stone fireplace with fitted gas stove welcomes you to this well presented cottage. Beyond the kitchen/dining room is fitted with a range of light units and contrasting worktops, electric hob and double oven. The bathroom is at the rear of the cottage and is fitted with a white suite and completes the accommodation on this level. There is access to the rear garden from the small lobby which has a fitted cupboard.

On the first floor, there are two double bedrooms. Bedroom 3, currently being used as a study, has views over the garden. The master bedroom is situated on the second floor.

Outside, the West facing rear garden is fully enclosed and offers a private and secluded space. There is a paved terrace with shrub borders and a stone built store and utility.

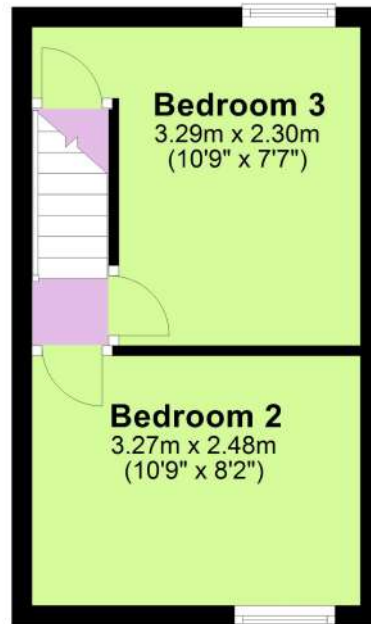
All mains services connected.

VIEWING By appointment only through Corbens, 01929 422284. The

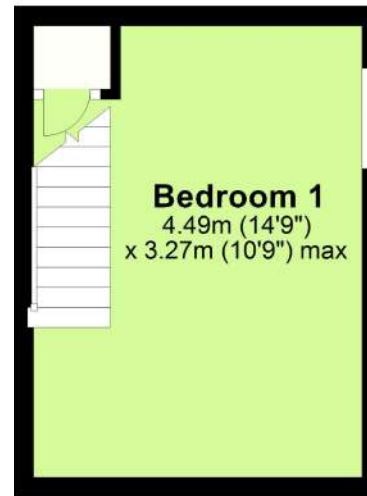
Ground Floor



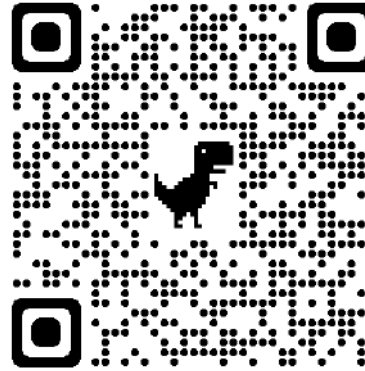
First Floor



Second Floor



Total Floor Area Approx. 55m² (592 sq ft)



Scan to View Video Tour



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		55
(55-68)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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