



15 CLUNY CRESCENT, SWANAGE
£695,000

This attractive semi-detached town house is situated in an elevated position on the South side of Swanage approximately 200 metres from the town square and sea front. It is of brick construction with part cement render and Purbeck stone dressings, under a pitched roof covered with a concrete tiles.

15 Cluny Crescent offers well presented, spacious family accommodation arranged over three floors with the opportunity of creating a home with income as B&B or office space. The property enjoys panoramic views of Swanage Bay and Ballard Down in the distance and has the considerable advantage of off-road parking. There is also a large 3 room basement which has planning consent and building regulation approval to create a separate flat.

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.

VIEWING By appointment only please through Corbens, 01929 422284. The postcode for this property is **BH19 2BP**.

Property Ref CLU1731

Council Tax Band F



The enclosed porch and spacious entrance hall welcomes you to this large family home. There are two generous reception rooms. The living room is at the front of the property and has a wide bay window and Purbeck stone fire surround; beyond, the dining room has twin windows giving some views of Swanage Bay and the Purbeck Hills. The spacious kitchen is fitted with a range of wooden units, contrasting worktops, and has space for a range style cooker. A separate utility room and cloakroom completes the ground floor accommodation.

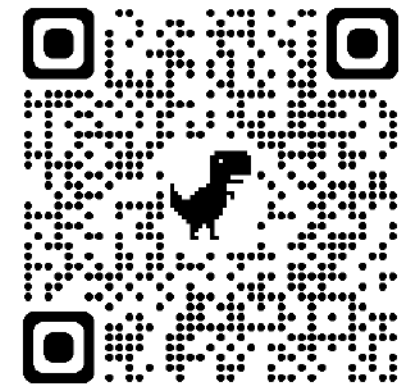
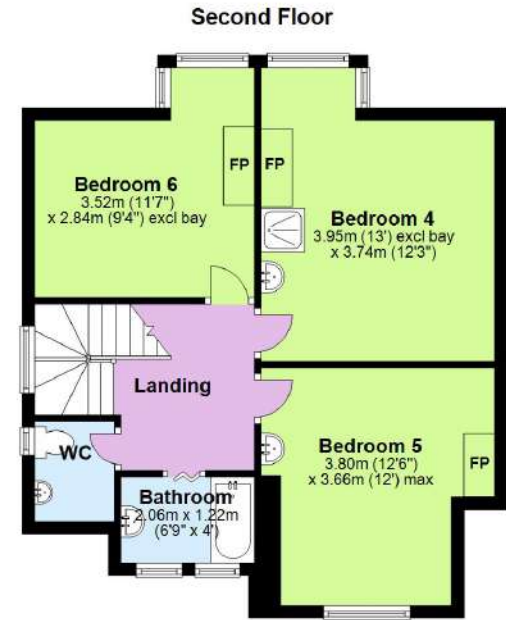
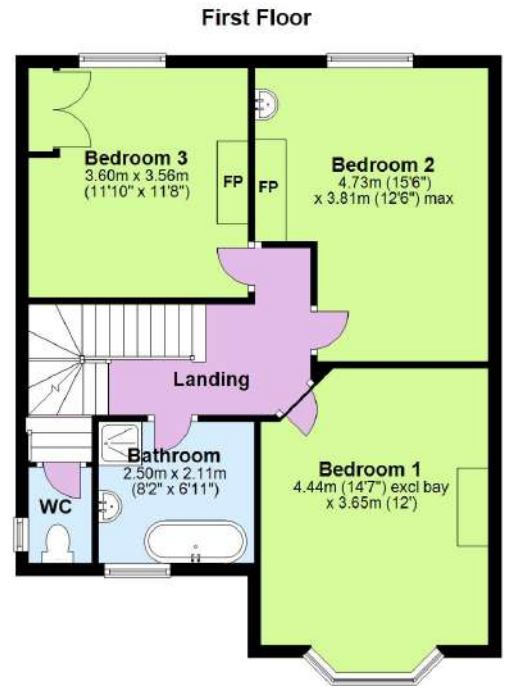
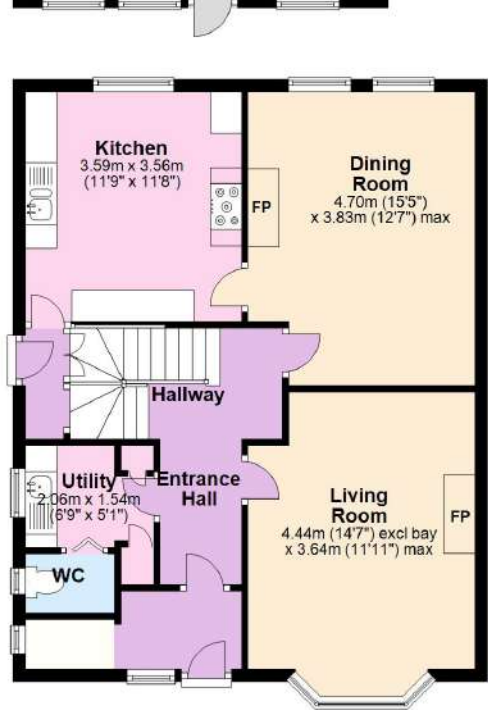
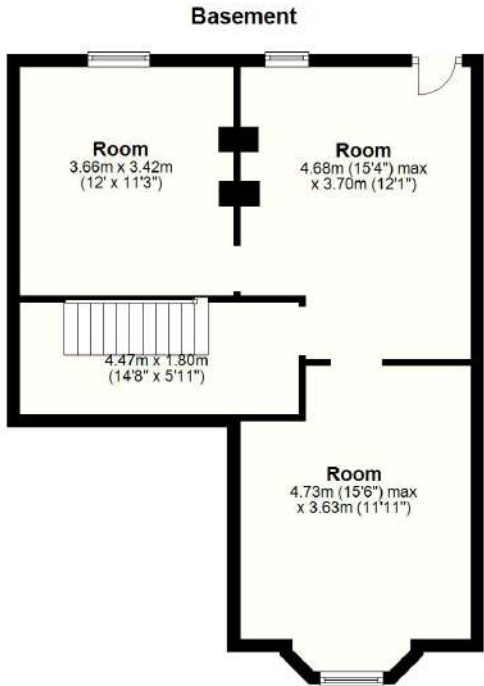
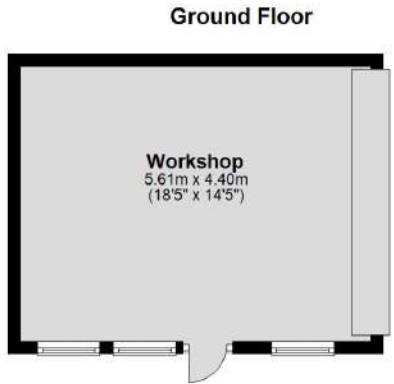
On the first floor there are three double bedrooms; the master is a large double with South facing bay window and a tiled fireplace. Bedroom two is equally spacious with an attractive fireplace and enjoys views of Swanage Bay and the Purbeck Hills in the distance. Bedroom three is also a good size with similar views of the bay and has a built-in airing cupboard. The family bathroom is particularly spacious and fitted with bath and separate shower cubicle. There is also a separate WC on this level.

The second floor comprises three further double bedrooms; bedrooms four and six have panoramic views across the bay to the Purbeck Hills in the distance and bedroom five is South facing. All rooms have an attractive fireplace. The bathroom and a separate WC completes the accommodation.

Outside, timber double gates lead to the brick paved driveway providing parking for 2-3 vehicles. The tiered rear garden is mostly paved with flower/shrub borders and beds, a large detached workshop/store with up-and-over door and pedestrian access from Taunton Road.



Total Floor Area
Approx. 194m² (2,088 sq ft)



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