



**10 EXETER ROAD, SWANAGE**  
**£575,000**

This deceptively spacious Edwardian town house is situated in an elevated position close to Swanage town centre, approximately 200 metres from the town square and seafront. The property is thought to have been built during the early part of the 20<sup>th</sup> Century and is of traditional construction with brick elevations, stone quoins and dressings under a slate tiled roof.

10 Exeter Road offers stylish and well presented, spacious family accommodation arranged over three floors, with views of Swanage Bay and Ballard Down in the distance and has the considerable advantage of an easily maintained courtyard garden at the rear.

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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Please note the postcode for this property is **BH19 2BL**.



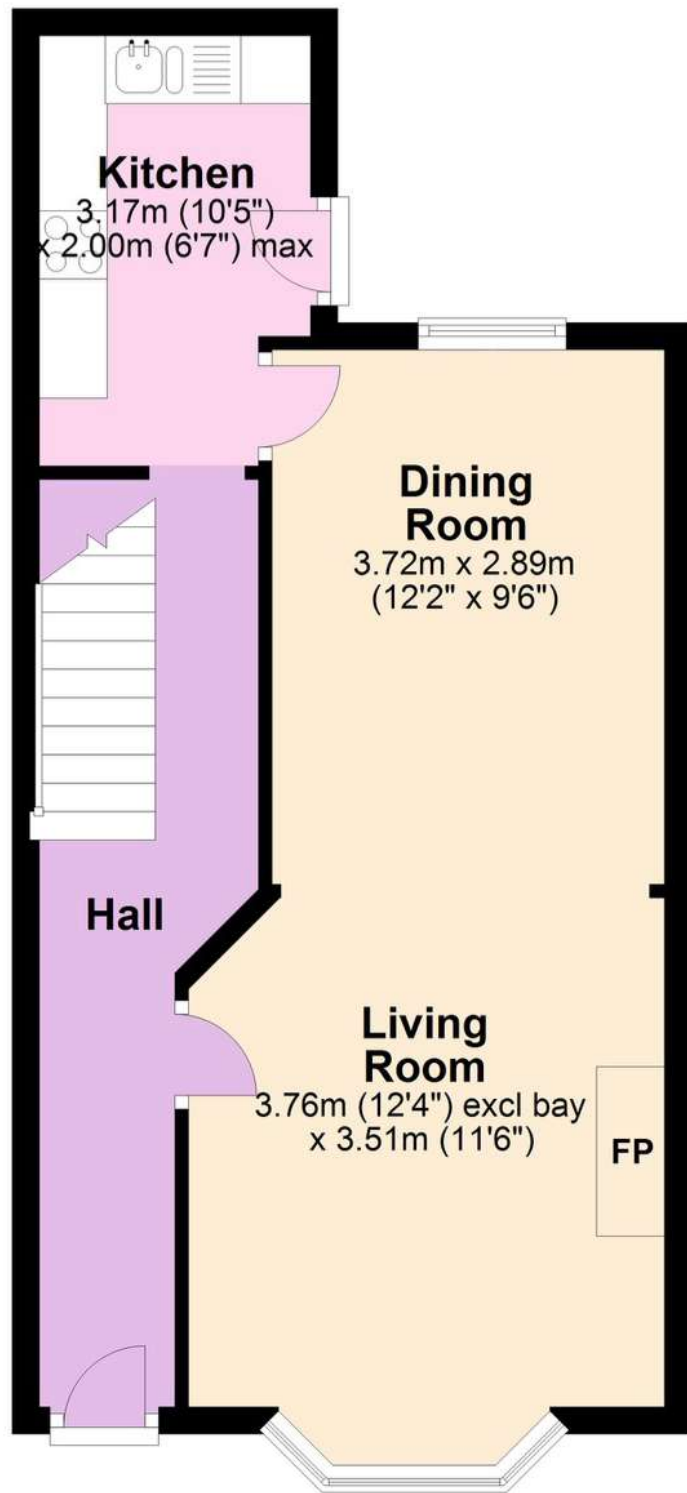
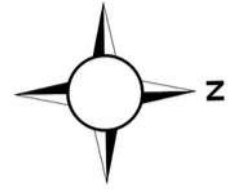
The entrance hall, welcomes you to this period family home and leads to the good sized living room with large bay window, feature cast iron fire place, attractive cast iron radiators and a wide throughway to the dining room. The kitchen is newly fitted with a range of light green units, contrasting quartz worktops, integrated dishwasher, gas hob and electric oven, boiler (installed May 2022) and underfloor heating. A stable door opens to the rear courtyard garden.

On the first floor there are two bedrooms, the master is particularly spacious with a large bay window giving views across the town to Swanage Bay and Ballard Down. Bedroom four is at the rear of the property and is currently being used as a home office. The family bathroom is fitted with a white suite and a separate shower room completes the accommodation on this level.

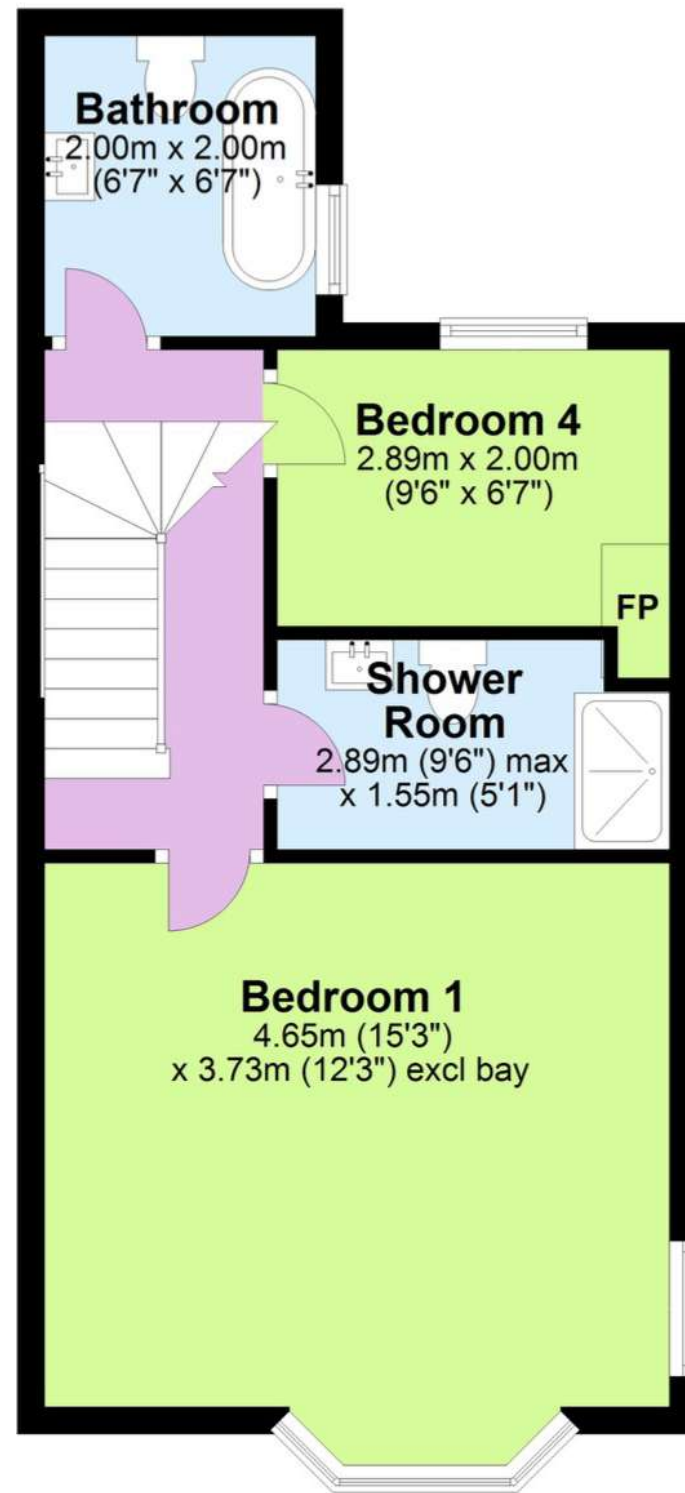
There are two further double bedrooms on the second floor, bedroom two is at the front of the property enjoying views of Swanage Bay and Ballard Down. Bedroom three is at the rear and has views of the Purbeck Hills.

Outside, there is a small easily maintained courtyard garden to the rear with pedestrian access to rear service lane.

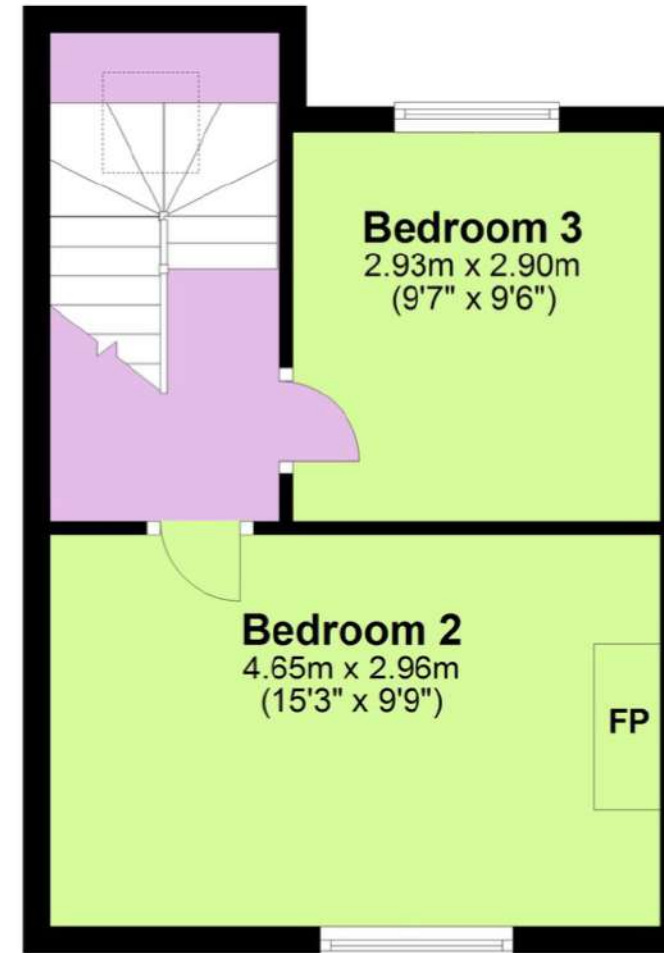
## Ground Floor



## First Floor

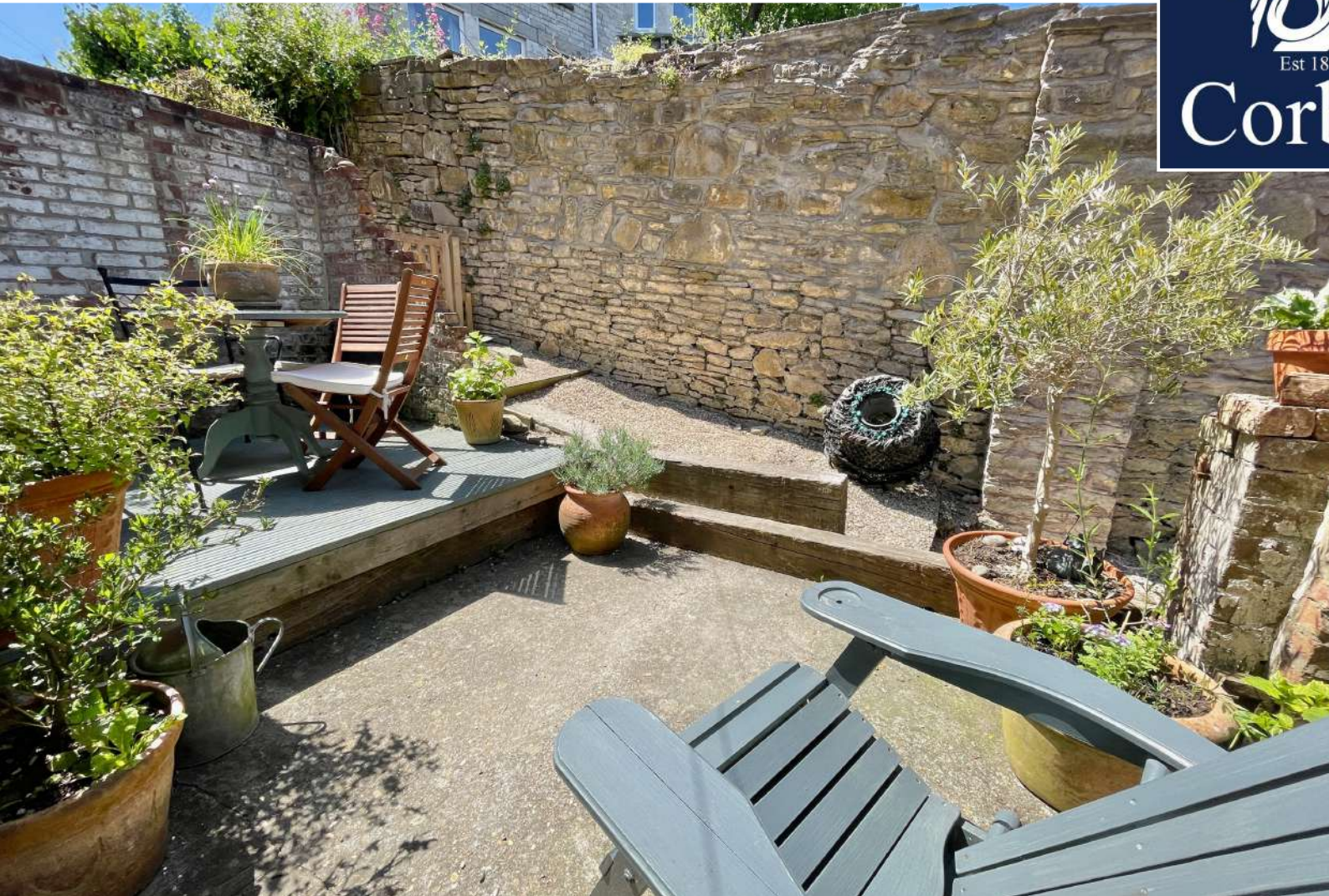


## Second Floor



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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



10 Exeter Road, Swanage, Dorset, BH19 2BL

