



**21 BELL STREET, SWANAGE**  
**GUIDE £295,000 FREEHOLD**

This attractive Grade II Listed Purbeck mid-terraced stone cottage is situated in one of the oldest parts of Swanage, located about 1 mile from the town centre and some 200m from local convenience store and open country.

The property is thought to have been constructed during the 18th Century with attractive elevations of natural Purbeck stone under a pitched roof covered with stone tiles. It is in need of updating throughout and offers character accommodation with original fireplace, beamed ceilings and stable door. There is parking at the front for 2 vehicles and the rear garden is bound with a mix of mature shrubs and trees.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



View from Bedroom

The living room, with original fireplace and beamed ceiling welcomes you to this character cottage. Beyond, the kitchen is in need of refitting, and there is access to the enclosed rear garden.

On the first floor there is one double bedroom and a shower room completes the accommodation.

Outside, to the front of the property is a driveway with off-road parking for 2 vehicles. At the rear there is a small paved walkway leading to the gated garden which is adjacent to the property. This is bound by a mix of mature shrubs and trees. The remainder is lawned and has a stone outbuilding and summer house.

All mains services connected. Gas fired central heating.

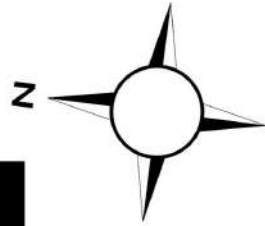
Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for the property is **BH19 2RY**.

Property Reference BEL1777

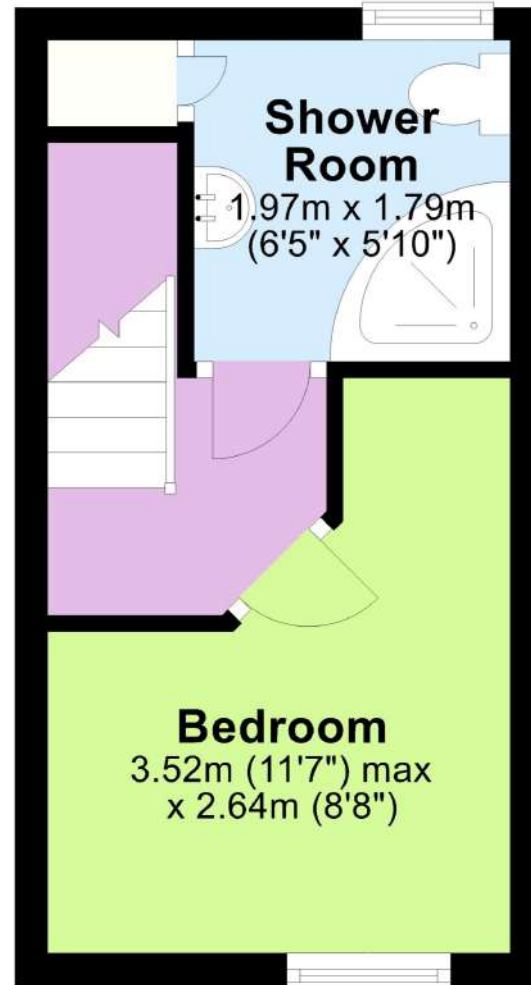
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## Ground Floor



## First Floor



Total Habitable Floor Area Approx. 31m<sup>2</sup> (334 sq ft)



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.

