

**3 PRIESTS MEWS, PRIESTS ROAD, SWANAGE**  
**£350,000 Freehold**



This modern mews style property is situated in a popular residential area about half a mile from the town centre and some 500 metres from local convenience store, open country and the Townsend Nature Reserve. It is thought to have been built during the 1990s and is traditional cavity brick construction under a tiled roof.

3 Priests Mews is well presented in neutral tones throughout and has the advantage of fine views across the town to the Purbeck Hills and Swanage Bay in the distance. It also has the benefit of a South facing personal garden, two dedicated parking spaces and two outside stores.

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, sandy beach and is an attractive mix of old stone cottages 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. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref PRI1809

Council Tax Band C



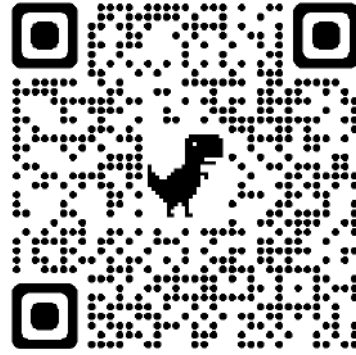
The entrance hall leads through to the good sized living room with double doors leading to the South facing rear garden. The kitchen area is fitted with a modern range of light units, contrasting wood effect worktops and matching breakfast bar, and integrated electric oven and hob. A small WC completes the accommodation on the ground floor.

On the first floor there are three bedrooms, the master is a spacious double and enjoys fine views across the town to the Purbeck Hills and Swanage Bay in the distance. Bedrooms two and three are both South facing and situated at the rear of the property. The family bathroom is fitted with a white suite including bath with shower over.

Outside, the garden at the front is lawned and has steps leading to the front door. The South facing rear garden is bound by fencing and is partially lawned with shrub borders, paved patio area and two garden stores. Steps lead up to the parking area with two dedicated parking spaces.

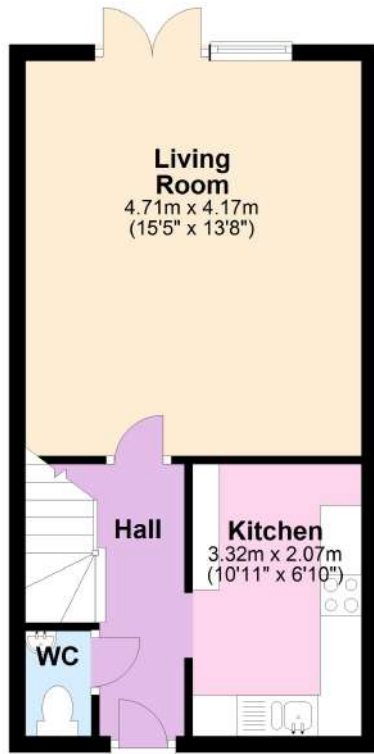
Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2RG**.

Total Habitable Floor Area  
Approximately 68m<sup>2</sup> (732 sq ft)

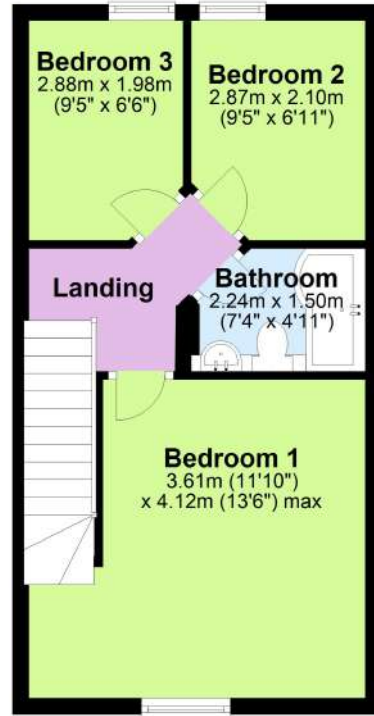


Scan to View Video Tour

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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