



EIGHT BELLS, 16 BAY CRESCENT, SWANAGE
GUIDE PRICE £650,000

This detached bungalow is located in a favoured position in a fine residential area at North Swanage and within easy reach of open country and the Jurassic Coast.

Eight Bells was built during the mid 20th Century of natural Purbeck Stone. Whilst the property is in need of updating, it has the benefit of double glazing and the bathroom has recently been fitted with a modern suite. The generously proportioned accommodation flows naturally throughout and in our opinion there is scope to form an extension, or elevation to form an upper floor, subject to planning consent. The gardens are bound by fencing at the rear offering a secure family space.

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. Ballard Down is closeby and is a gateway to the Jurassic Coast World Heritage site, perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

Property Reference BAY1719

Council Tax Band D



The spacious entrance hall welcomes you to this property and is central to the accommodation. The large South and East facing living room is particularly light and has a fitted fireplace. It enjoys dual aspects with double glazed doors leading to the conservatory. Beyond, the kitchen is fitted with a range of light wood units with space for freestanding cooker, washing machine and dishwasher. The rear garden can be accessed from the conservatory and there is a porch leading to the side access.

The generously sized master bedroom is particularly light and has South and West aspects. Bedroom 2 is a second double and similar aspects to Bedroom 1. Both bedrooms enjoy views to the West. Bedroom 3 is a single and the family bathroom completes the accommodation.

To the front there is gravelled parking for up to three vehicles and gated access to the rear garden. The rear garden is mostly lawned with several mature shrubs and trees and is bound by fencing creating a secure family space.

All mains services connected.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH19 1RB**.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	83
(81-91)	B	
(69-80)	C	66
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	



Total Approximate Floor Area 100m² (1,076 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.

