



37 NEWTON MANOR CLOSE, SWANAGE
£340,000

This semi-detached bungalow is situated in a quiet and sheltered position, within the grounds of a former Manor House about three quarters of a mile from the town centre and beach and some 500 metres from a local convenience store.

The original property was constructed during the 1980s. The building is of traditional cavity construction with front elevations of natural Purbeck stone, the remainder being cement render under a pitched roof covered with concrete tiles.

Planning consent has granted to extend the property to create a first floor en-suite bedroom. Full details of the planning consent can be found on the Dorset Council website <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396360>

In need of refurbishment throughout, the bungalow offers a South West facing rear garden, dedicated parking space and visitors parking.



The L-shaped entrance hall leads to the spacious living room. Double glazed sliding doors lead to the conservatory which has double doors giving access to the rear garden. The kitchen is fitted with a range of units in white with contrasting worktops and includes an integrated electric hob and oven.

Bedroom 1 is at the rear of the bungalow overlooking the garden and Bedroom 2 is a good sized single facing the front. The wet room completes the accommodation.

The front garden has shingle beds and a pathway leads around the side of the property to the South and West facing rear garden which is predominantly paved. A dedicated parking space is nearby.

Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. No forward chain. Postcode **BH19 1JS**.

Property Ref: NEW1873

Council Tax Band D



Ground Floor



Total Approximate Floor Area 57m² (613.5 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	88

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.

