



WINDJAMMER, TAUNTON ROAD, SWANAGE
£295,000 Leasehold

This well presented mid-terraced townhouse is conveniently situated in the heart of Swanage town centre just off the High Street within 100 metres of The Parade, town square and seafront. Ideal as a permanent home or investment as all lets are permitted and the current owner successfully holiday lets the cottage.

It is part of a development of maisonettes, flats and cottages and form part of the conversion of the former Ship Hotel. The original building is thought to date back some 200 years, although converted into its present form around 2000. The building is considered to be of traditional masonry construction externally cement rendered, under a conventional pitched roof which is covered with Purbeck stone to the front elevation and slate to 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.



The accommodation is presented with a neutral decor accentuating the light and creating a spatial feel to the cottage. Approached by its own personal entrance the ground floor comprises a large open plan living room/kitchen and is fitted with a range units, including breakfast bar, contrasting worktops and integrated electric oven and hob. There is plumbing for an automatic washing machine in the understairs cupboard.

The first floor offers two double bedrooms and the bathroom fitted with a suite in white with panelled bath with shower over, wash hand basin and WC completes the accommodation.

TENURE Leasehold. Term 125 years.

Commencement date 1 January 2001.

Shared maintenance liability 2023 £3,468.93 inc Ground Rent per annum.

All lettings permitted. Pets at the discretion of the Management Company.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2BU**.

Property Ref TAU1933

Council Tax Band C

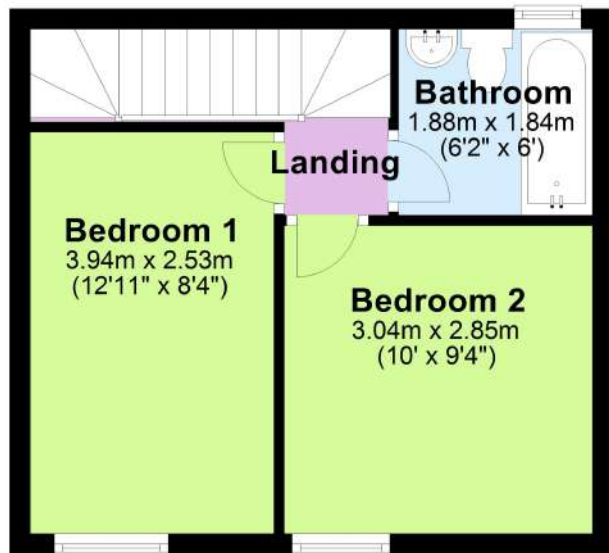


Ground Floor



Total Floor Area Approx.
55m² (592sq ft)

First Floor



Scan to View Video Tour



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.

