



**36 NEWTON ROAD, SWANAGE**  
**£550,000**

This extremely well appointed detached bungalow is situated in a fine residential location in a quiet and elevated position on the southern slopes of Swanage within easy reach of Durlston Country Park. The bungalow was constructed in the 1960s by a reputable local builder, with attractive external elevations of natural Purbeck stone under a traditional pitched roof covered with concrete tiles.

36 Newton Road is well presented throughout and offers well planned, good sized accommodation set in a landscaped and well tended gardens and has the advantage of a large timber store and off-road parking.

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. Durlston Country Park is close by and is a gateway to the Jurassic Coast World Heritage site, Newton Road is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 2EA**.



The L-shaped entrance hall is central to the accommodation and welcomes you to this well presented detached bungalow. The large living room has an attractive Purbeck stone fireplace, herringbone woodblock floor and sliding doors open to the timber deck and attractive rear garden. The kitchen is fitted with a range of light units, contrasting worktops, ample space for a breakfast table and chairs and has access to the garden.

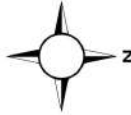
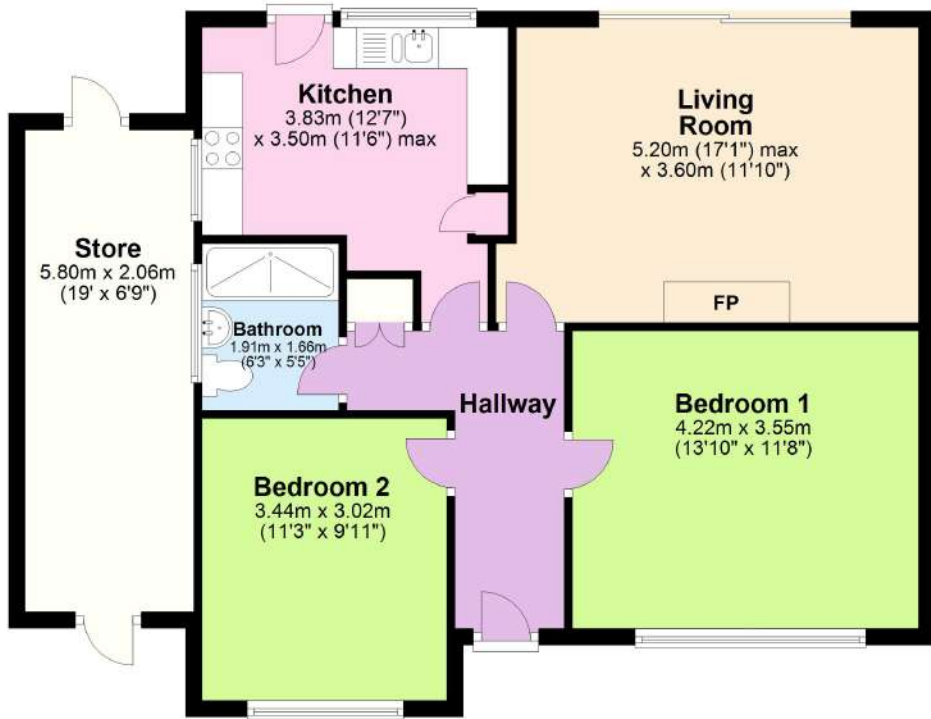
There are two double bedrooms, both at the front of the property each with large picture windows. The shower room, formerly a bathroom, is fitted with a modern white suite and completes the living accommodation.

Outside, the front garden is mostly pebble beds with mature shrubs and ornamental tree. A concrete driveway provides off road parking for one vehicle and leads to a good sized timber lean-to store. The easily maintained rear garden has been attractively landscaped with sweeping gravelled pathways and mature flower/shrub borders and beds. A semi-circular timber deck leading from the living room and a paved patio area both enjoy the afternoon and early evening sun.

Property Ref NEW1633

Council Tax Band D

## Ground Floor



Total Floor Area Approx. 65m<sup>2</sup> (700 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		



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