



**62 BAY CRESCENT, SWANAGE**  
**£695,000**

This spacious detached family home is located in a favoured position in a fine residential area at North Swanage, within easy reach of open country, the Jurassic Coastal path and the beach. It is thought to have been built around 1950 and is of traditional cavity construction with predominantly cement rendered external elevations under a pitched roof covered with tiles.

Whilst in need of some updating, 62 Bay Crescent is well presented throughout and enjoys views across to Swanage Bay from the upper floor, a good sized garden, detached garage, off-road parking, and has scope for further development, subject to consent.

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.

A viewing is highly recommended to appreciate this property. All viewings are strictly by appointment only through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1RD**.

Property Ref BAY1994

Council Tax Band E



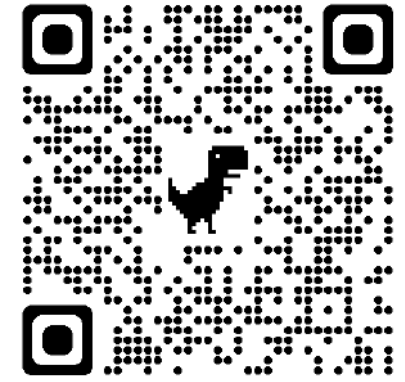
You are welcomed to this family home by the entrance porch and hall. Leading off is the spacious through living room/dining room. The living area is dual aspect and has an electric fire set in a Purbeck stone surround. The dining area has double glazed casement doors leading to the triple aspect conservatory which in turn opens to the paved patio and rear garden, seamlessly blending the inside and outside living areas. The kitchen is fitted with a range of light units and worktops. There is also a cloakroom on this level.

On the first floor there are three bedrooms; the principal bedroom is dual aspect and has views of Swanage Bay and the Purbeck Hills. Bedroom two is a spacious double room at the rear with views across the town. Bedroom three is a good sized single with similar views to the main bedroom. The family bathroom is fitted with a suite including a bath and separate walk-in shower cubicle. A separate WC completes the accommodation.

Outside, the front garden is mostly laid to lawn with mature shrubs. A long driveway leads to the detached garage and provides off-road parking for 2 vehicles. At the rear the garden is attractively landscaped with lawned area, paved patio and mature shrubs and trees.



Total Floor Area Approx - TBCm<sup>2</sup> (TBC sq ft)



Scan to View Video Tour

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			

**Awaiting EPC**

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.



62 Bay Crescent, Swanage, Dorset, BH19 1RD



