



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Russell Avenue £575,000

Quietly Located in Premier Residential Cul-de-Sac Adjoining Open Country with Views to Fields and Durlston Country Park. Modernised Accommodation



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- Attached Patio Cottage in Peaceful Premier Location
- South and West Facing Patio Garden
- Scope to Remodel Layout

- 3 Bedrooms (1 En Suite)
- Parking for 2 Vehicles
- No Forward Chain

## LOCATION & DESCRIPTION

This single storey attached patio cottage was formerly part of Scarbank House, a manor house built around the turn of the 19th Century but converted into 3 self-contained properties in the early 1970s. It is situated in a premier residential cul-de-sac on the outskirts of Swanage adjoining open country and enjoying fine views to fields and Durlston Country Park.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant with the large towns of Poole and Bournemouth being within reach via the Sandbanks ferry, 6 miles distant.

This cosy cottage has local Purbeck stone walls under a flat roof insulated with 75mm (3in) Cellotex, and has the benefit of uPVC double glazing and gas-fired heating. It enjoys a mainly crazy-paved south and west facing garden and parking for 2 vehicles. There is scope to re-design the existing layout and architects have sketched some suggested plans available to inspect at our offices. The fitted carpets, curtains and blinds are included in the purchase.

## ACCOMMODATION

(Part split-level. All measurements approximate)

### ENTRANCE CONSERVATORY

#### SITTING ROOM (S)

4.9m x 3.2m (16' x 10' 6")

Fitted wood burner.

#### KITCHEN/DINER (W)

5.9m x 4m (19' 4" x 13')

Range of fitted worktops, cupboards and drawers, composite 1.5 bowl sink unit. 'Canon' gas range, filtration hood over, gas boiler serving heating radiators and hot water. Door to garden.

### INNER LOBBY

### BEDROOM 1 (W)

4.2m x 2.6m (13' 9" x 8' 6")

Door to entrance conservatory.

#### EN SUITE SHOWER ROOM

Tiled shower cubicle with mains shower, washbasin and WC.

Shelved cupboards, automatic extractor fan, heated ladder towel rail, tiled floor.

### INNER HALL (W)

Shelved storage.

### BATHROOM (E)

Panelled bath with independent shower over, tiled surround, pedestal basin, WC. Tiled floor, shelved storage.

### BEDROOM 3 (S & E)

3.6m x 2.6m (11' 10" x 8' 6")

Stairs down to:

### BEDROOM 2 (W)

4.2m x 3.1m (13' 9" x 10' 2")

Built-in store. Part-tiled floor, door to garden.

## OUTSIDE

Parking for 2 vehicles. South and west-facing crazy-paved garden with flower and shrub borders.

## SERVICES

All mains services.

## TENURE

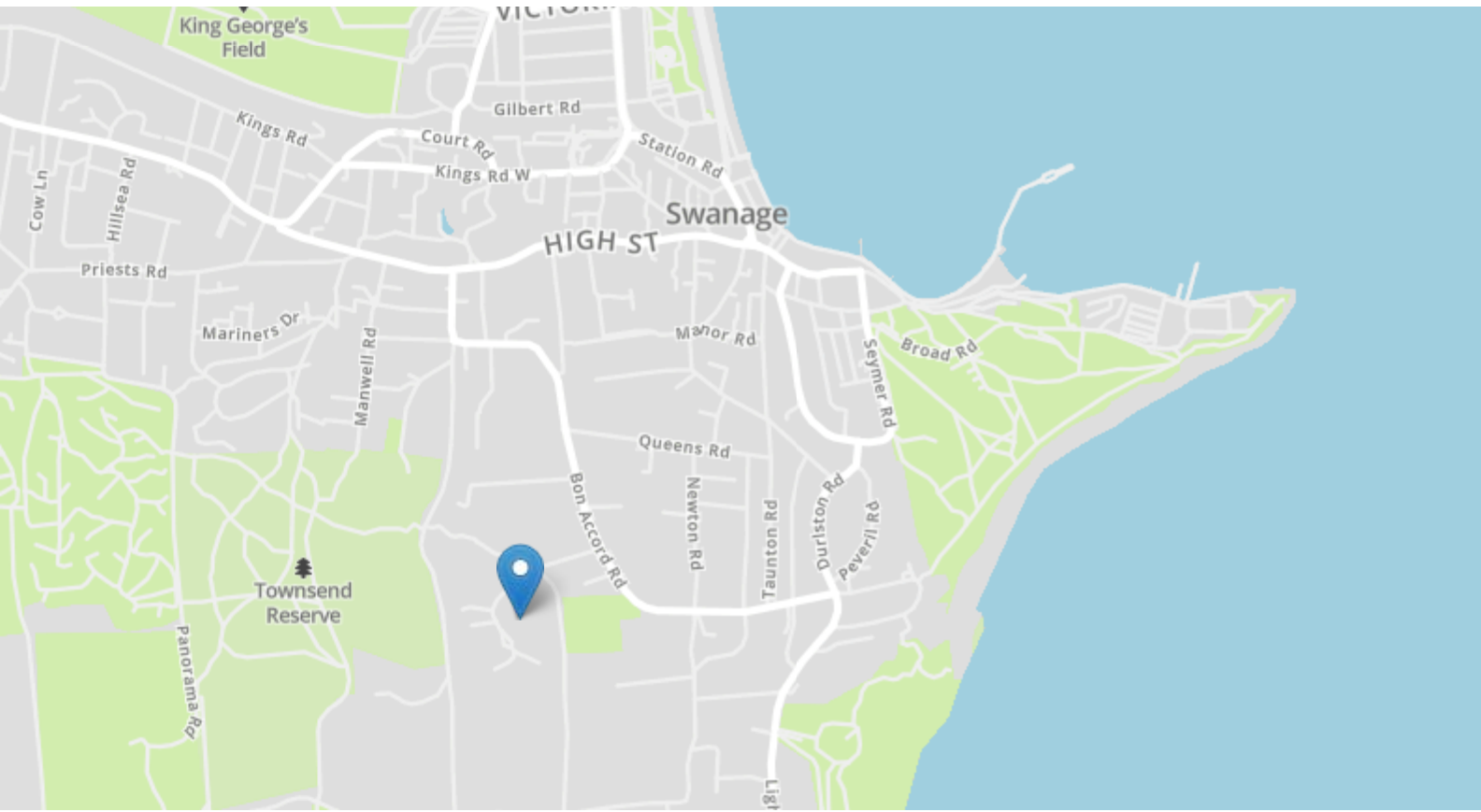
Freehold.

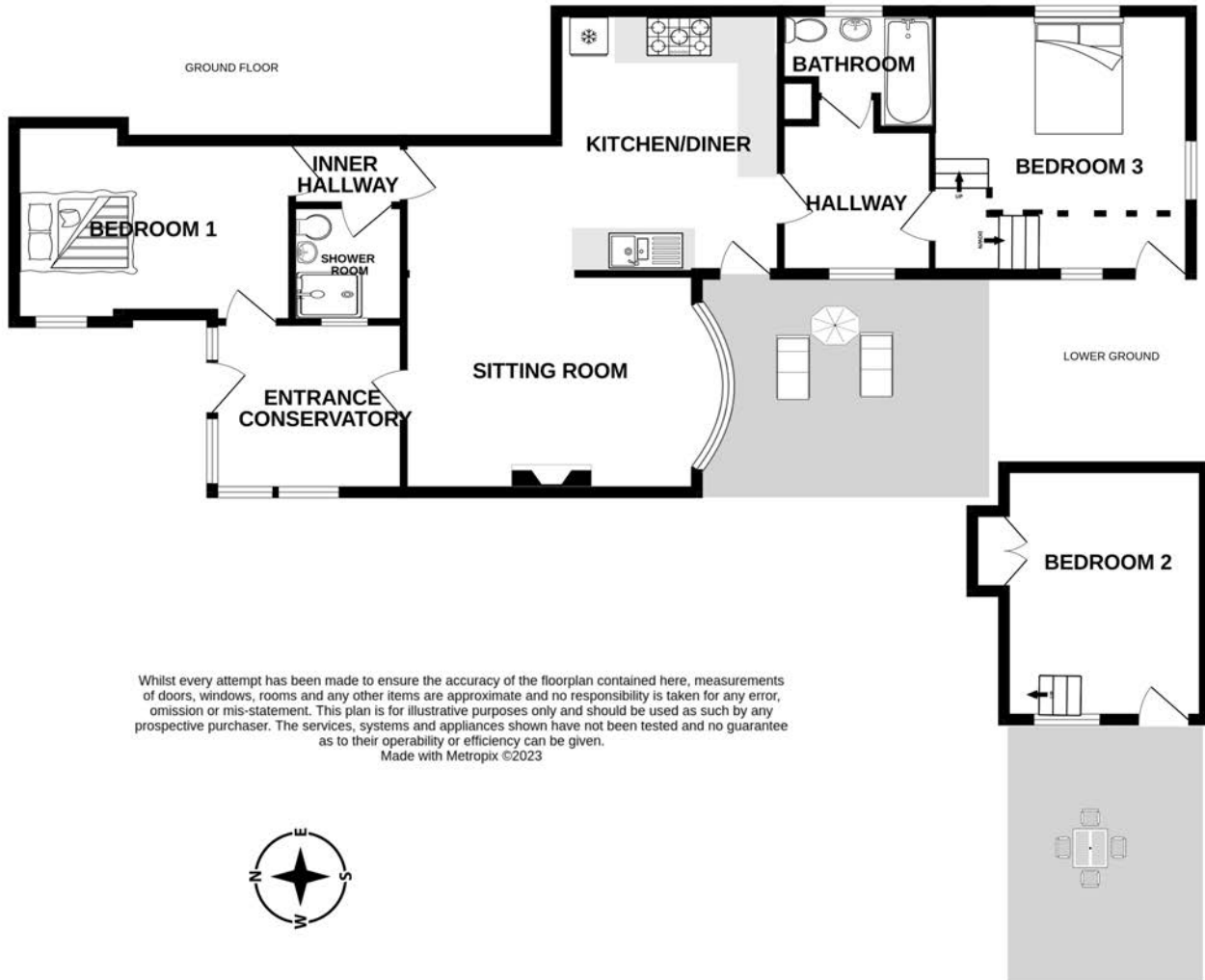
## COUNCIL TAX

Band 'E' £ 2985.82 payable 2023/24

## VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

