



Spyway Mews

Langton Matravers

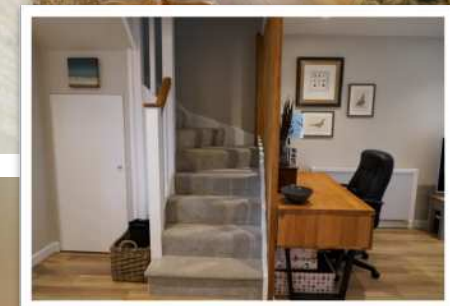
BH19 3JD

**SPACIOUS MID TERRACED 2 BEDROOM HOME OFFERING OPEN PLAN  
LIVING RECENTLY COMPLETED & PRESENTED TO A SHOW HOME  
STANDARD. GREAT INCOME POTENTIAL WITH PARKING**

**£425,000**

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& HALL**



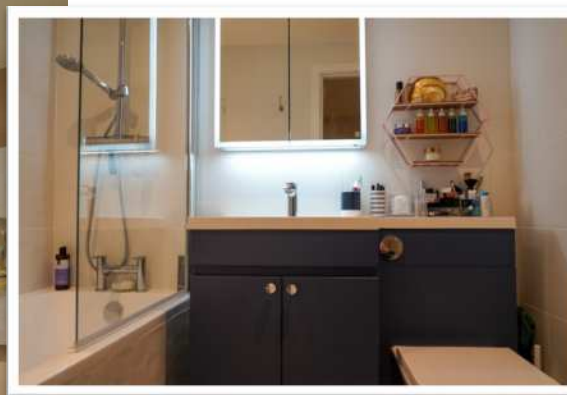


3 Spyway Mews is accessed by a private road from the end of Durnford Drive. The property comprises the largest of a terrace of four, built in a barn style with Purbeck stone elevations to the front and Siberian Larch cladding to the rear under a natural slate roof.

Located in a tranquil part of the village Langton Matravers it is a 20 minute walk through National Trust land to the stunning south-west coast path at Dancing Ledge and The Priest's Way an ancient bridleway running from Swanage to Worth Matravers and the famous Square & Compass Pub. Langton Matravers is a village benefitting from a primary school, church and local pub, The Kings Arms Pub with Trevor's Deli, and is a short drive from the amenities of the seaside town of Swanage.

The property has been completed to a high specification and provides open plan living downstairs with a good-sized kitchen distinct from the lounge area, and a separate cloakroom. Upstairs there are two double bedrooms, with the master bedroom being particularly spacious. The bathroom has been beautifully fitted out with an integral WC and sink unit, with a mirrored cabinet over. There is a small, enclosed garden to the rear and an allocated parking space.





The tenure is freehold, with the entrance drive providing allocated and visitor parking held under a Management Company.

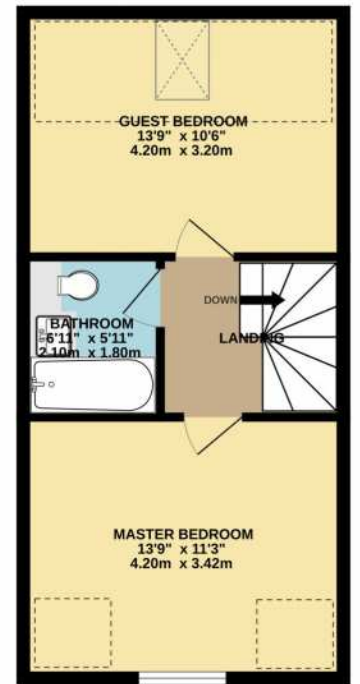
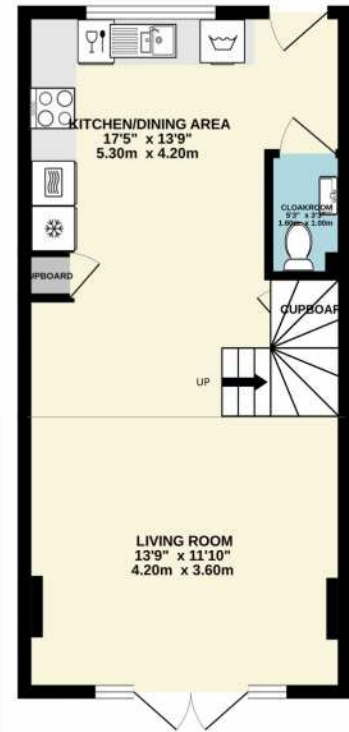
The property offers good potential for letting or holiday letting, and the furniture could be offered for sale by separate negotiation.

The property benefits from a new build warranty package, details available on request.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			100
A	(92-100)		
B	(81-91)		
C	(69-80)		91
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			





Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

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