



Findlay Place

Swanage

BH19 1JW

**DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC
WITH 2 DOUBLE BEDROOMS & WESTERLY FACING REAR
GARDEN**

Guide Price £385,000

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This detached bungalow is situated in a quiet cul-de-sac close to the local convenience store and approximately a mile from the beach and town centre.

Entered from the side into a 'L' shaped entrance hall with access to all rooms.

The living/dining room is dual aspect and split level with sliding doors leading into the rear garden. The kitchen/breakfast room has a matching range of cupboards at base and eye level, plenty of work surface with inset sink along with inset electric hob with oven below. Space is available for both an under worktop fridge and washing machine as well as a 4 seat table and chairs.

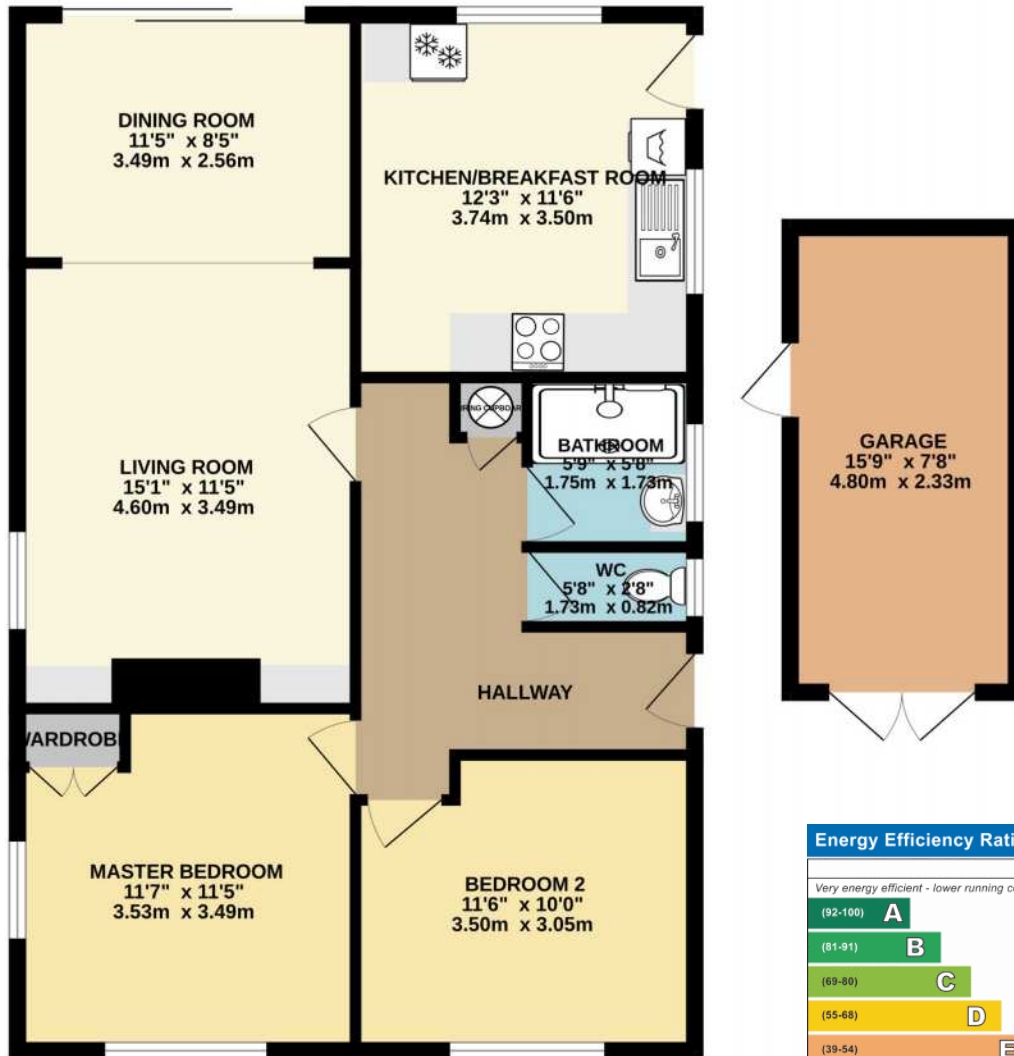
The master bedroom is a dual aspect room set at the front of the property with built in wardrobe, with bedroom 2 another double overlooking the front aspect. The shower room benefits a generous shower cubicle and wash basin with vanity unit below and a separate wc completes the accommodation.

Outside to the front offers driveway parking with access to the single detached garage via double doors along with a low maintenance gravelled garden with flower beds. The rear garden is mainly laid to lawn with well stocked, mature borders and paved patio area abutting the property.

Some modernisation is required with potential to extend into the roof (subject to planning & building regs).



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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 error, omission or mis-statement. 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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Viewing by appointment through sole agents:

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