

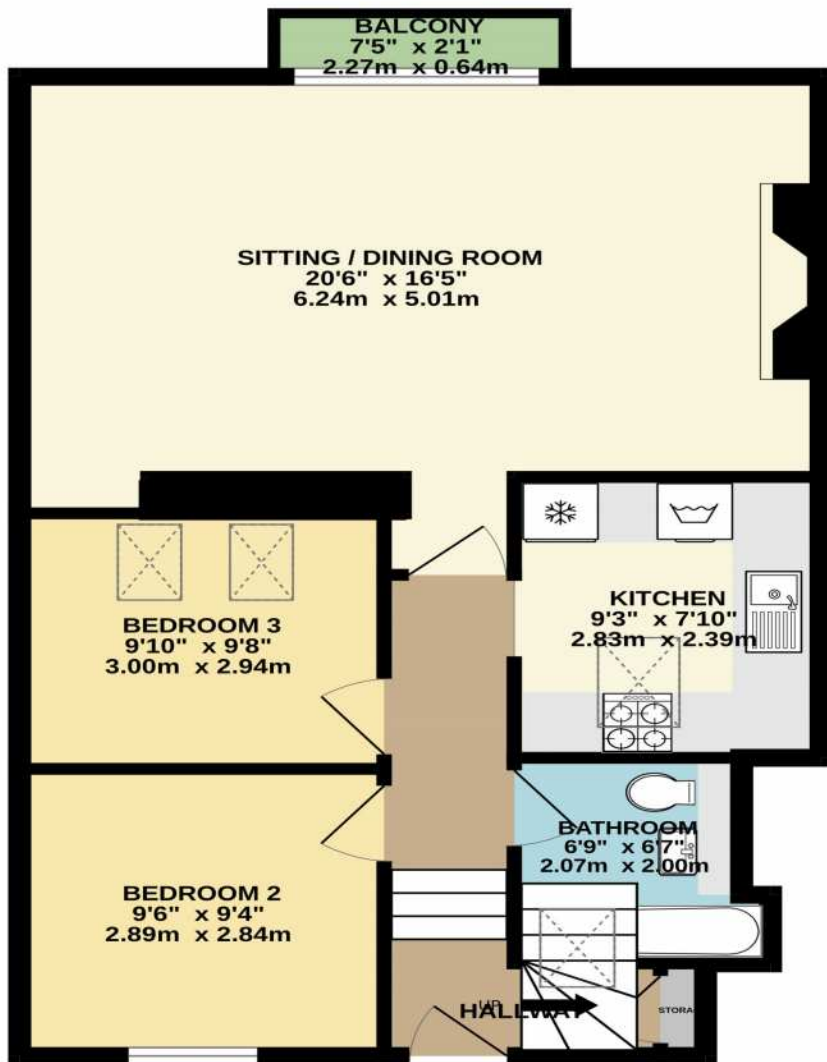
SCAN QR FOR HOLIDAY LET SITE

TAUNTON ROAD
SWANAGE
BH19 2BU

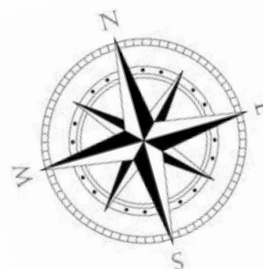
Outstanding Reviews & Characterful 3 Bedroom Cottage tastefully fitted in prime central town location—offering Sea Views, Outside seating, Garage Parking and an established Holiday Let portfolio generating a strong income. **Guide Price £375,000**

**ALBURY
& HALL**

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
162 sq.ft. (15.0 sq.m.) approx.



Guide Direction Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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ADDITIONAL INFORMATION:

TENURE: Leasehold—105 years remaining on lease

HOLIDAY LETS & AST LETS PERMITTED

SERVICE CHARGES: £3125 per annum (maybe extra when occasional work carried out but split between all properties).

Located within a collection of Courtyard properties nautically named 'The Chandlers' and set off the bustling High Street, each of these cottages are Leasehold in Title, have a shared communal outside seating space and are all both holiday lettings and AST lets permitted.

THE KETCH offers both prime town and coastal accommodation comprising 3 spacious Bedrooms, a contemporary Kitchen, bright open Living/ Diner with high ceilings and Listed front façade sash windows and door leading to an elevated Balcony with impressive sea and town views, plus Detached Garage.

A 'TURN-KEY' PROPERTY THAT COULD COME FULLY FURNISHED (subject to separate negotiations).

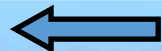


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RARE TO THE MARKET – THIS UNIQUE & PRISTINE CHARACTERFUL COTTAGE IN THE HEART OF SWANAGE TOWN WITH SEA VIEWS – IDYLIC ONE-OFF PRIMARY RESIDENCE OR INVESTMENT OPPORTUNITY FOR HOLIDAY LET WITH SUCCESSFUL GOING CONCERN.



SET IN THE HEART OF SWANAGE
TOWN



BALLARD DOWN & ROUTE TO STUDLAND



HEART OF THE TOWN & AMENITIES



DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES



**CHAIN FERRY TO SANDBANKS,
POOLE & BOURNEMOUTH**



'THE KETCH'



SWANAGE TOWN WITH ITS ABUNDANCE OF AMENITIES, RESTAURANTS & BOUTIQUE, NOSTALGIC

THE HOLIDAY LET- A most successful and sought after Holiday Let business in come can be generated from this property, boasting fantastic reviews and a proven income record. CAN BE SOLD AS A 'TURN-KEY' WITH FURNITURE (subject to separate negotiation) QR LINK TO HOLIDAY LET WEB PAGE.



REVIEWS: "Central and sea view but also quiet"

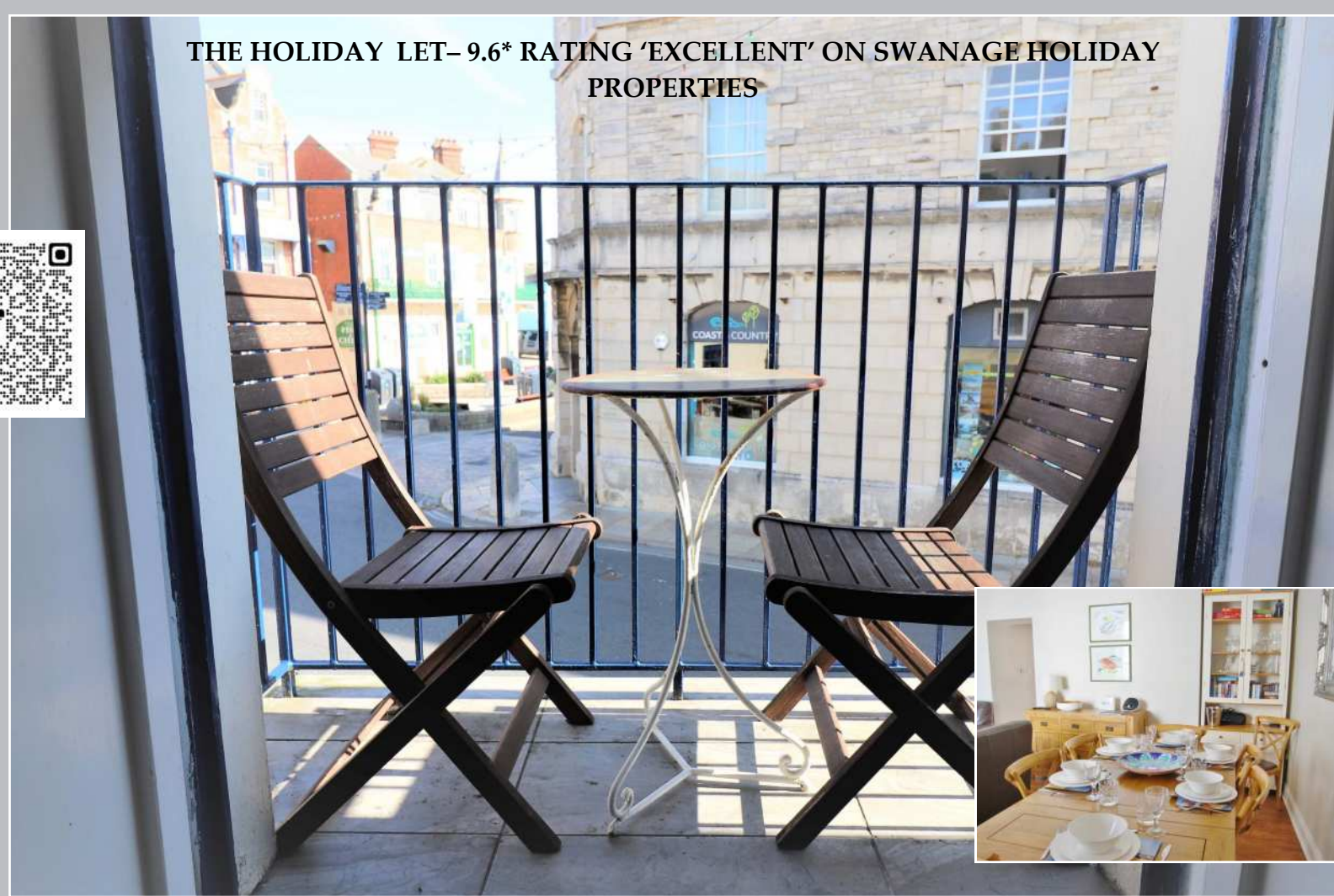
"Why has it taken over 100 stays in Swanage to find this little gem? Homely, beautifully appointed and prime location"

Lovely three bedroom cottage in a character Grade II listed building based 5 minutes from the town centre and a stone's throw from the beach with views of Swanage bay.

Additional Amenities: BEACH—200m away

Sleeps up to 6 people

THE HOLIDAY LET- 9.6* RATING 'EXCELLENT' ON SWANAGE HOLIDAY PROPERTIES



ENTRANCE—The property is provided access from the quiet courtyard with communal outside space and private seating area to the front. The Hallway creates a bright, crisp and clean impression with wood style flooring flowing throughout to the principal rooms

KITCHEN—The contemporary yet characterful Kitchen has been beautifully refurbished with Quartz worktops and fitted units to include built-in Fridge/Freezer, Washing Machine, Oven and gas hob. The Kitchen benefits from a vaulted ceiling with 2 Velux ceiling lights for ample natural light.

LIVING / DINING ROOM The open plan Living—Dining room is an impressive and elegant space, offering particularly high ceilings and full height sash window with patio door. The Sitting area benefits from a fireplace with electric stove with ample space for furniture leading to the Dining area, opening onto the Balcony. This pretty outside Bistro space offers vibrant town views as well as sea views over Swanage Bay.



BED 2 on the ground floor is a bright and spacious Double room with a southerly aspect to the front of the property

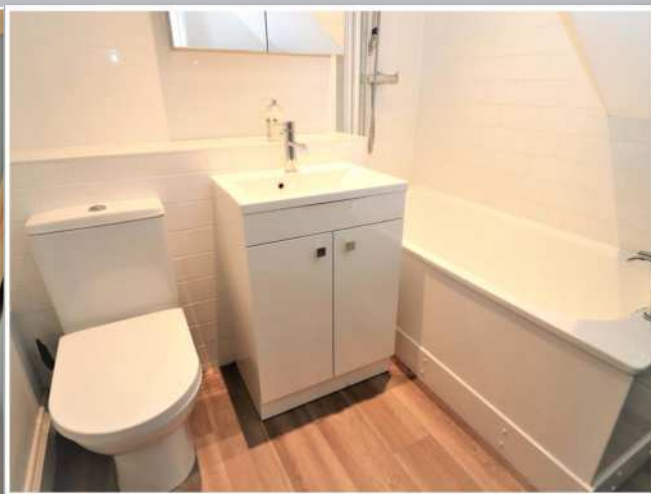
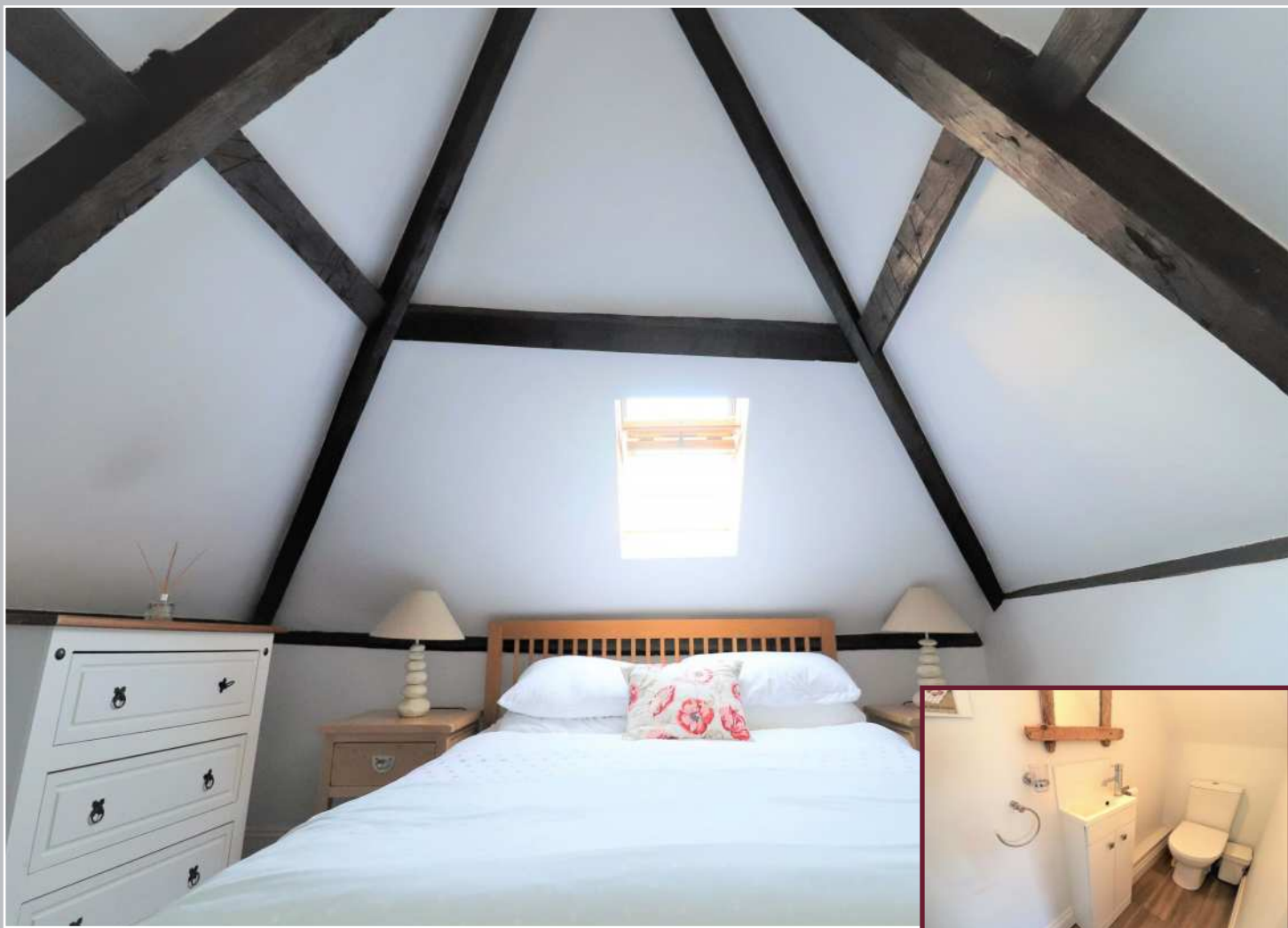
BED 3 is currently a bunk room with characterful vaulted ceiling and Velux roof lights

THE FAMILY BATHROOM is modern in design benefitting a Bath with Shower overhead, sink, WC and heated towel rail.

THE MASTER BEDROOM is provided its own floor upstairs and abundant of character with wooden beams set within the vaulted ceiling with velux window for natural light. The adjacent Ensuite is useful to this floor contemporarily fitted with WC, wash basin and vanity.

OUTSIDE – Immediately outside the front door is a private south facing terrace providing your own space to sit and relax or enjoy al fresco dining. Beyond this there are some low stone built flower beds and a communal terrace for all to enjoy.

THE GARAGE—A sought after attribute in town, this single garage is a great additional space either for use as a parking space or additional storage.





Viewing by appointment through sole agents:

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

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

ALBURY & HALL

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