



Manor Road

Swanage

BH19 2BH

**CHARACTER 2 BEDROOM COACH HOUSE CLOSE TO TOWN
CENTRE WITH PARKING, COURTYARD GARDEN & BALCONY
TERRACE - IDEAL HOLIDAY LET WITH GREAT INCOME
POTENTIAL**

Guide Price £550,000

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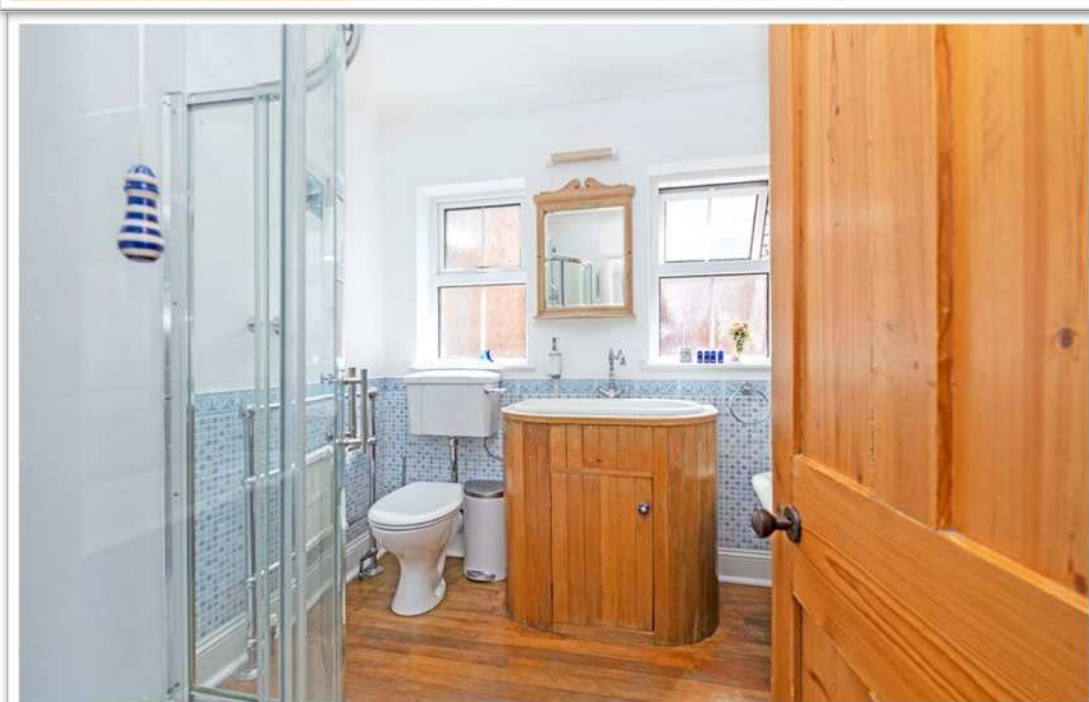




This character property sits in an elevated position above the town centre, yet within easy walking distance to the shops and sandy beach. Built of red brick with Purbeck stone corner detailing under a slate tiled roof, this semi-detached property has been beautifully refurbished complementing traditional character with light and airy contemporary living accommodation.

The open plan ground floor living flows superbly from the front door into the Dining area which in turn flows into the Living area, south facing windows flood the room the natural light and the warmth of the Oak engineered flooring brings a glow to the whole area. There is ample space for comfortable seating, dining table and chairs along with a wood burning stove with exposed metal flue adding to the heat provision for cool winter evenings. The Kitchen extends to the rear of the Dining area, stylishly designed with a good range of wall and base storage cupboards, ample worktop inset Villeroy & Bosch double sink, and hob with integral oven, Bosch dishwasher and American style fridge freezer. A washing machine is located in the upstairs airing cupboard.





Stairs lead from the Living area to the first floor with two bedrooms and bathroom. Bedroom 1 is a large double room with vaulted ceiling, and built in wardrobes, the natural light is provided by a high gable end window, Velux roof light and glazed patio door which opens onto the Balcony roof terrace, a south west facing decked area to enjoy some quiet relaxation any time of day. Bedroom 2 is a lovely double/twin room with south facing window. The Family Bathroom is spacious comprising of bath, walk in corner shower, wash basin with vanity unit under and w.c., two south facing windows provide good natural light.



Outside – The paved courtyard is enclosed by a combination of stone wall and fencing panels, a lovely south west facing, sheltered spot ideal for al fresco dining and relaxing. There is an outside butler sink ideal for washing a small pet or sandy clothes and shoes. A wooden gate leads out to a parking area for two cars.

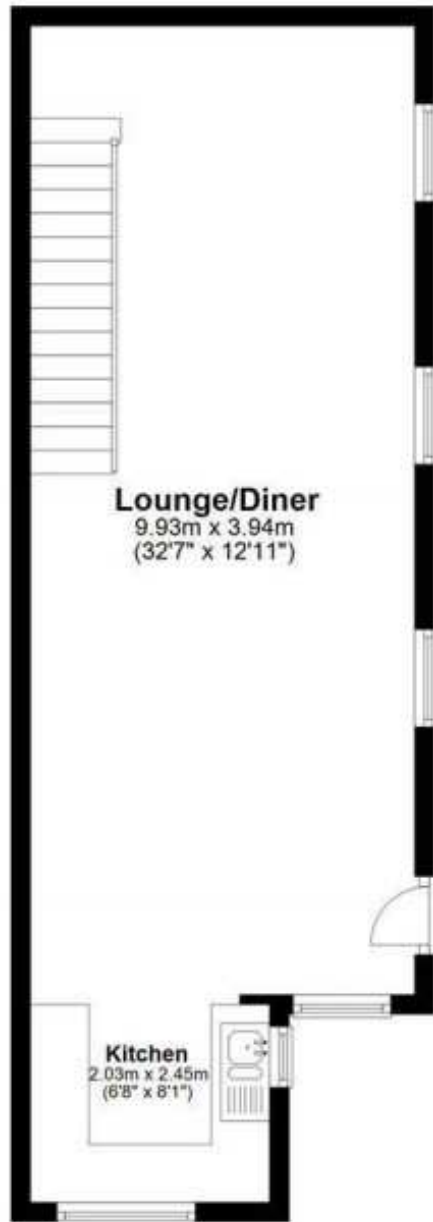
This property can at present only be purchased as an annexe to 17A Manor Road, a contemporary new build property built with quality products and finished to an extremely high standard. Both 17 & 17A Manor Road are under the same ownership and share driveway/ parking with this 2 bedroom Coach house run as an AirBnb Holiday let generating an income in the region of £45,000 per annum, the bulk of this income made between May & October.

- Gas Fired Central Heating
- Double Glazed throughout
- EPC – D
- Council Tax Band - tbc



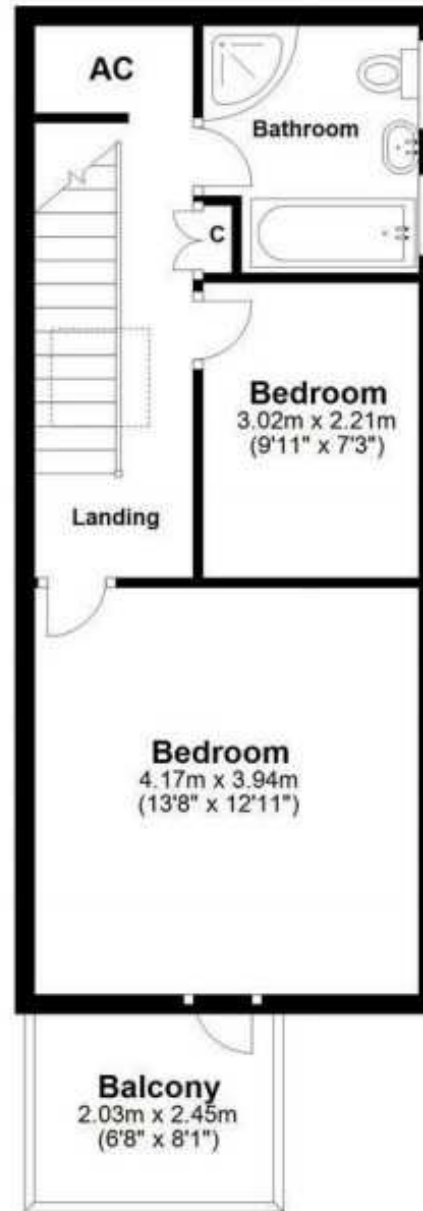
Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.



Viewing by appointment through sole agents:

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

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