



13 Westlecot Road
Swindon

STRAKERS

13 Westlecot Road Swindon SN1 4EZ

Overlooking the Town Gardens and situated on one of Old Towns most sought after roads a beautiful four bedroom Victorian semi detached house. The property has been extended and refurbished to a high

- Victorian Semi Detached Home • Four Bedrooms •
- Four reception rooms including Dining room, Family room, Drawing room and Lounge • Kitchen • Large South Facing Garden • •

£795,000



Description

Overlooking the Town Gardens and situated on one of Old Towns most sought after roads a beautiful four bedroom Victorian semi detached house. The property has been extended and refurbished to an exceptionally high standard offering both character and contemporary features.

The accommodation is split over four floors and comprises of entrance hall on the ground floor, two large reception rooms both with working fireplaces and a cloakroom. On the lower ground floor there is a modern refitted open plan kitchen, dining, family room, shower room and utility room. Upstairs, on the first floor, there are three double bedrooms and a family bathroom. The loft has been converted to a master bedroom suite with en suite shower room and dressing room.

Externally there is a large south facing rear garden with summer house and to the front there is driveway parking for three cars.

Situation

Old Town offers hassle free living in this sought after location and is ideally located for easy road access to Junction 15 & 16 of the M4 motorway. Swindon town centre is within walking distance where you will find fast rail links to London Paddington. Old Town boasts an extensive range of amenities including: Schooling at primary and secondary levels, doctors surgery, dentists, public houses, coffee shops, restaurants, art gallery and museum

Directions

Services & Council Tax

Council Tax Band E

Gas Central Heating

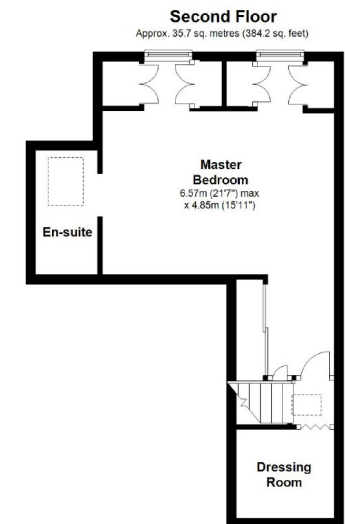
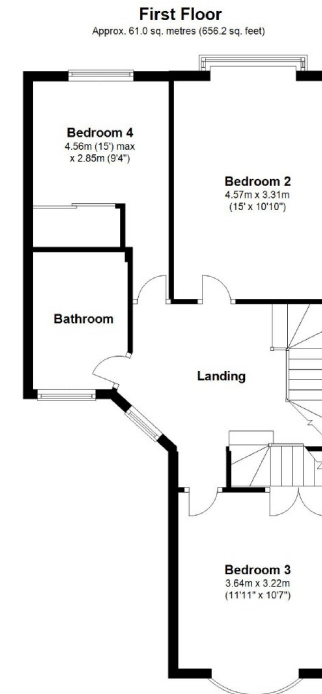
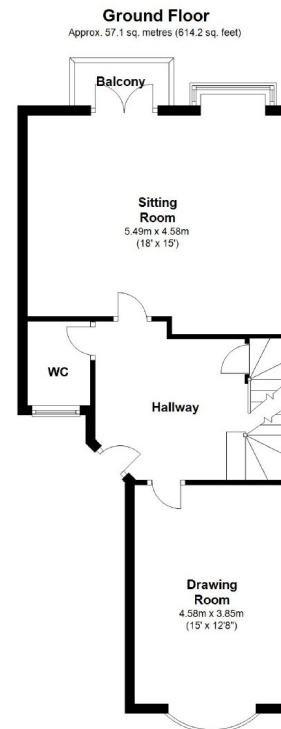
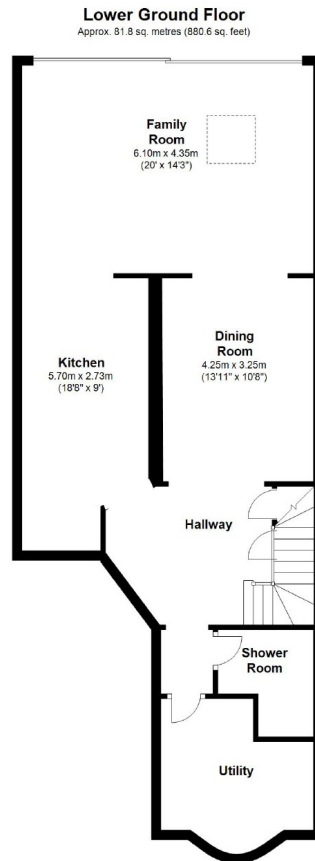


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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	72
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 235.4 sq. metres (2533.8 sq. feet)

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