

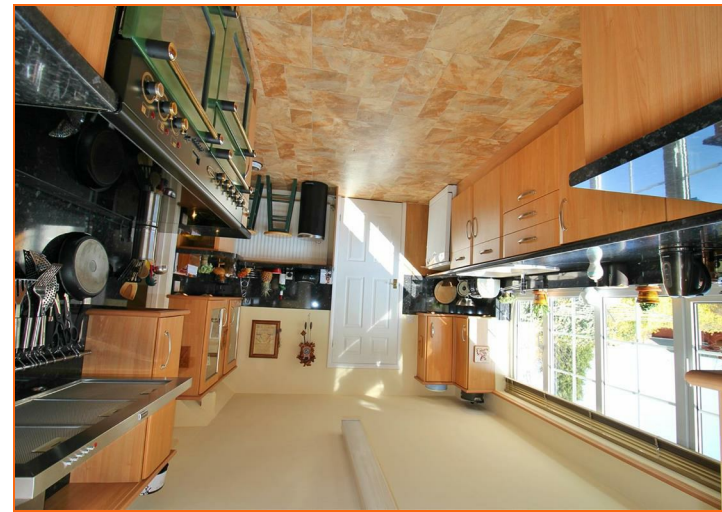
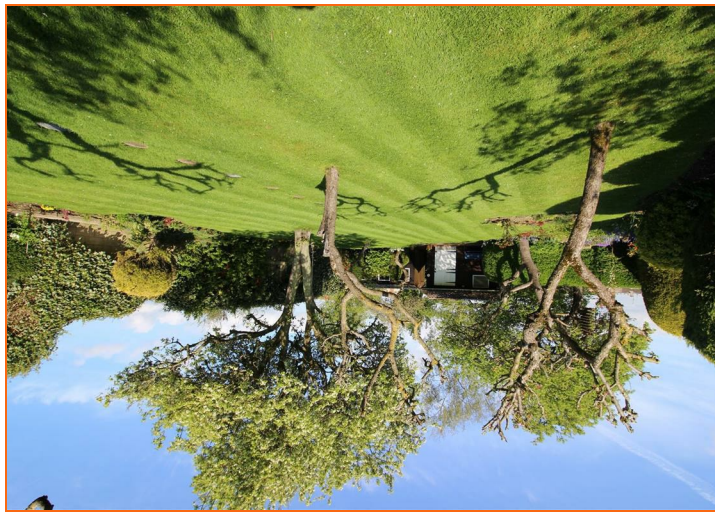
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representation of fact and do not constitute an part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in the relation of the property.

Please note: We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in working order, or fit their purpose, especially where statements have been made by us to the effect that the information provided has not been verified. We would strongly recommend that all the information which we provide is verified by yourself on inspection and also by your conveyancer or surveyor, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by yourself on inspection and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.

Total area: approx. 160.2 sq. metres (1774.5 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Needs to be improved	D (55-68)
Needs significant improvement	E (39-54)
Needs urgent improvement	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	A (1-9)
Environmentally friendly - lower CO ₂ emissions	B (10-19)
Decent	C (20-29)
Needs to be improved	D (30-39)
Needs significant improvement	E (40-49)
Needs urgent improvement	F (50-59)
Very poor environmental friendliness - higher CO ₂ emissions	G (60-69)



58 Church Walk South, Rodbourne Cheney, Swindon, Wiltshire, SN2 2JE
 Asking price £459,995

dewhurst & co
 estate agents

58 Church Walk South, Rodbourne Cheney, Swindon, Wiltshire, SN2 2JE

A truly stunning and spacious five bedroom detached family home with a stunning garden, in this popular location of Swindon. The property benefits from a gated driveway, set back from the road with superb parking and front garden, plus a good size rear garden complete with stable and fruit trees. The property has been extended, with flexible and airy living accommodation, including a cosy sitting room with bay window and fireplace, formal dining room, modern fitted kitchen, utility room, cloakroom, five bedrooms including a spacious master bedroom, re-fitted bathroom and further shower room. The property has a single garage and driveway for several vehicles. This property must be viewed to fully appreciate whats on offer!

