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Earl Close, Middleleaze, Swindon, SN5 5TX

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- 4 Bedroom End of Terraced House
- Electric Car Charging Point
- Main Bedroom with Wardrobe and En-suite
- Two Receptions
- 'Automist' Fire Protection System
- Garage + Parking
- Solar Panels (Owned) + Battery Storage facility
- Fully Tiled Shower Room
- Cul-De-Sac Location
- Viewing Recommended

# 17 Earl Close Swindon, SN5 5TX

£320,000

A very well extended 4 BEDROOM house boasting HIGH TECHNOLOGY FEATURES contributing to low energy bills situated in a quiet cul de sac location in the popular Middleleaze area of West Swindon.

As well as the abundance of Solar panels with on-site battery storage, the property also features a high tech 'Automist' advanced target fire protection system (<https://plumis.co.uk/>) for peace of mind. Internally, the accommodation comprises lounge, dining room with French doors to the rear, a modern fitted kitchen with water softener whilst to the first floor there are three bedrooms and a fully tiled wet room. A tasteful staircase with glass balustrade leads to the loft extension (2018) which provides the main bedroom with fitted wardrobes and a beautifully fitted shower room. Further benefits include gas fired central heating via combination boiler and 'Nuheat' underfloor heating (wet) to the second floor.

Externally the property boasts a maintenance

free rear garden with patio, artificial lawn with raised flower and shrub bed. In addition there is a single garage with access door from the garden and driveway parking with an electric car charging point. All-in-all an attractive 4 bedroom property that must be viewed.

Call Alan Hawkins Property Sales for a viewing on 01793 840222.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Swindon Council

2024/25 Tax Band C = £1,937.21

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

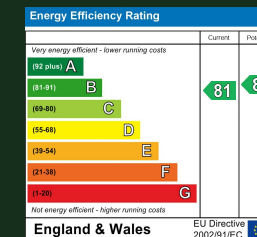
## Tenure

Freehold

## Management Fee

N/A

## Energy Efficiency Rating (England & Wales)





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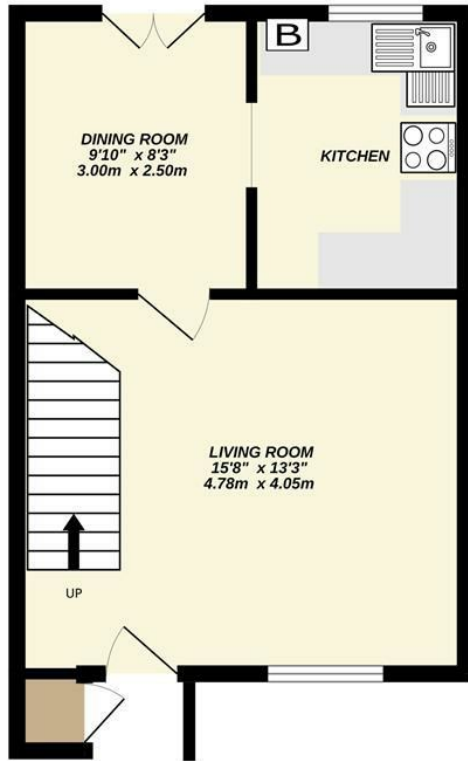


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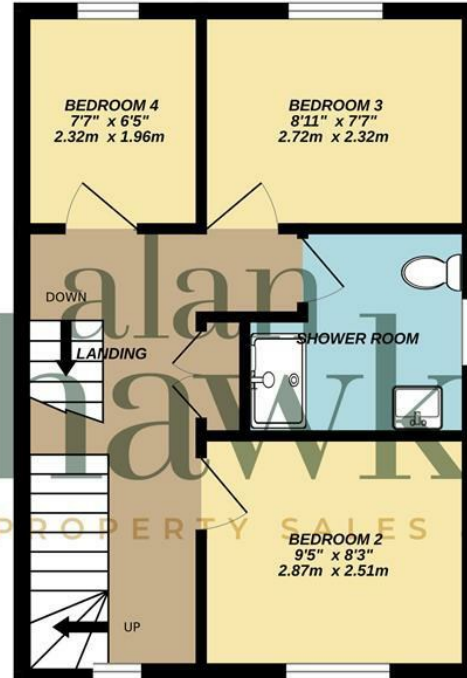




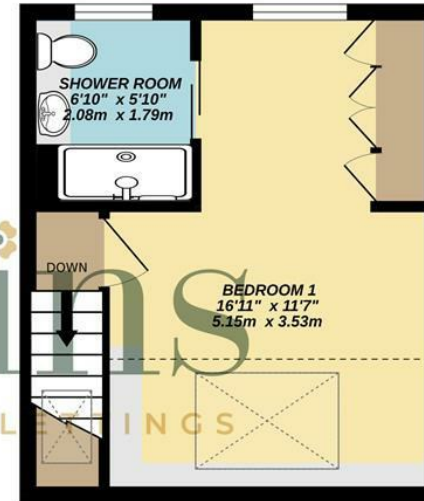
GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



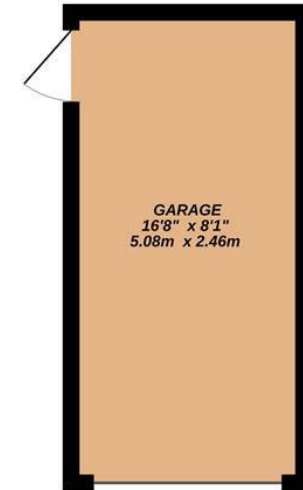
1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



GARAGE  
134 sq.ft. (12.5 sq.m.) approx.



HOUSE = 970 SQ FT EXC GARAGE

TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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