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**ATWELL
MARTIN**
ESTATE AGENTS



Tunnicliffe Close, Swindon SN3 1FP

£318,500

Atwell Martin are delighted to market this STUNNING and CONTEMPORARY four bedroom TOWNHOUSE that also benefits from a LARGE ROOF TERRACE with superb VIEWS over the Marlborough Downs. The house is set over 3 floors offering deceptively spacious and flexible accommodation. The fitted kitchen has great range of black high gloss cupboards with built in fridge freezer, gas hob and electric oven with extractor over, the dining area has French doors opening onto a balcony. There is a study/bedroom with a shower room on this floor. Upstairs there are 3 double bedrooms, two with en-suites and a separate family bathroom. The master bedroom has French doors to a balcony with stunning views.

Location

Marlborough Park is a desirable and innovative award winning development set on the edge of Old Town with views across the Wiltshire countryside. Old Town is one of the oldest parts of Swindon, (existing from well before the Domesday book, with architecture spanning centuries) yet is currently undergoing a renaissance, with a choice of wine bars, restaurants and street cafes a short walk away, healthcare is met locally by surgeries in Old Town and the Great Western Hospital. The Lawns and Town Gardens (with Aviary, concert bowl, rose garden and cafe) provide a relaxing environment. Banks, a variety of specialist shops and a supermarket complete Old Town's self-contained character.

Outside

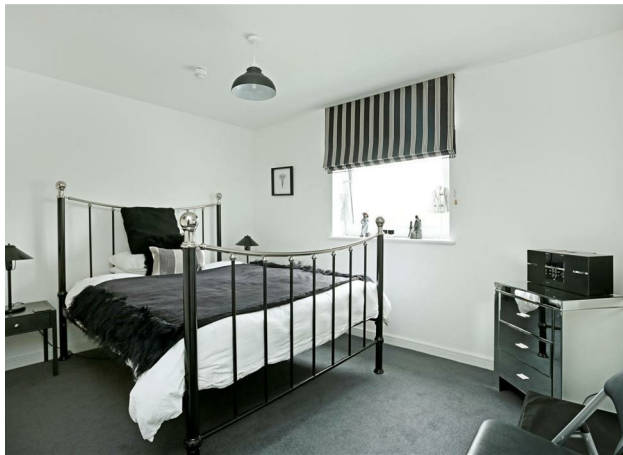
The house is set at the end of a close and has a very spacious roof terrace with stunning views, ideal for outside entertaining or enjoying the sunset at the end of a busy day. There is also allocated parking.

Lease Information

The property also benefits from a fitted and serviced fire alarm and solar panels. There is also an intercom system located across three floors. There is a service charge of £140 and ground rent of £20 per calendar month. The lease has 120 years remaining.

Properties on the development cannot be let out.



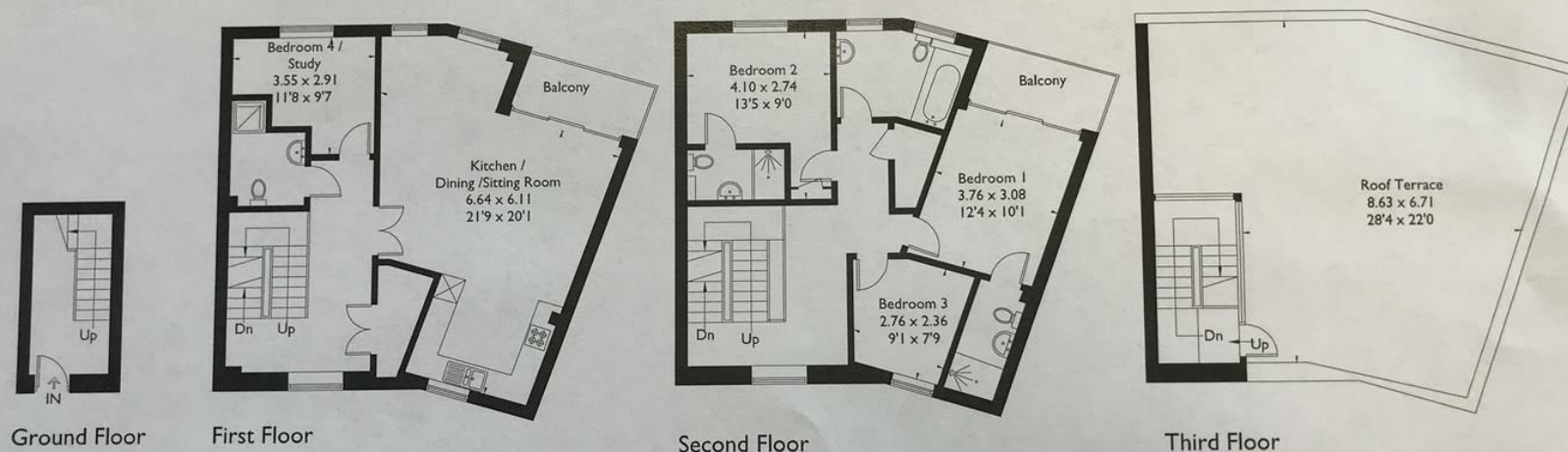
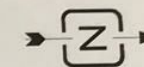


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	43-54		
F	31-42		
G	1-30		
Not energy efficient - higher running costs			
England & Wales		84	84
EPC Director 2020/1/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	35-45		
B	46-55		
C	56-65		
D	66-75		
E	76-85		
F	86-95		
G	96-105		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	86
EPC Director 2020/1/EC			

Tunnicliffe Close, Old Town

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft
(Excluding roof terrace and balconies)



FLOORPLANZ © 2015 0845 6344080 Ref: 145393

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.