



**3 The Arc, St Andrews
Ridge, Swindon, SN25 4EJ**

- NO ONWARD CHAIN
- Detached House
- Four Bedrooms
- Driveway Parking For Two Vehicles
- Garage
- 18ft Kitchen/Diner
- 16ft Living Room
- En-Suite Shower To Master
- Low Maintenance Rear Garden
- Good Location

Chain Free £400,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this spacious four bedroom detached house. The accommodation briefly comprises of entrance hallway, cloakroom, living room, kitchen/diner, master bedroom (with en-suite shower), three further bedrooms and bathroom. Property also benefits from driveway parking, garage, low maintenance rear garden, gas central heating and uPVC double glazing. Located in a quiet cul de sac in the popular area of St Andrews Ridge within easy access to the local shops, schools and transport links such as the A419. Must be viewed.

Entrance Hallway

Stairs to first floor. Understairs cupboard. Inset ceiling lights. Tiled flooring. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of pedestal wash basin with splashback tiles and low level W.C. Tiled flooring. Radiator.

Living Room

uPVC bay window to front elevation. Electric fireplace with marble surround. Two radiators.

Kitchen/Diner

uPVC French doors and window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Utility cupboard (with matching wall and base units with rolled edge worktops over. Space and plumbing for washing machine). Inset ceiling lights. Tiled flooring. Radiator.

Landing

uPVC window to side elevation. Airing cupboard. Loft access. Inset ceiling lights. Radiator.

Bedroom One

uPVC window to front elevation. Range of built in wardrobes. Radiator.

En-Suite Shower

White suite comprising of double walk in shower, pedestal wash hand basin with splashback tiles and low level W.C. Extractor fan. Shaving point. Part tiled walls. LVT flooring. Radiator.

Bedroom Two

uPVC window to rear elevation. Built in double wardrobe. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bedroom Four

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath, pedestal wash hand basin with splashback tiles and low level W.C. Extractor fan. Part tiled walls. LVT flooring. Radiator.

Garage

Up and over garage door. Eaves storage. Light and power.

Front

Driveway parking for two vehicles. Enclosed by cast iron railings. Steps leading to storm porch. Outside light.

Rear Garden

Enclosed by timber fencing. Paved patio. Astroturf with shrub borders and trees. Gated access to side. Outside tap and light.

Council Tax

Band E.

Photographs

Please note that photos were taken prior to the current tenants moving into the property.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

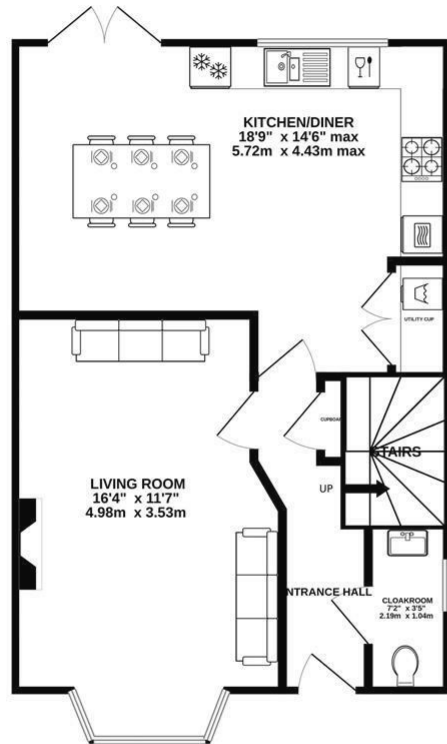
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



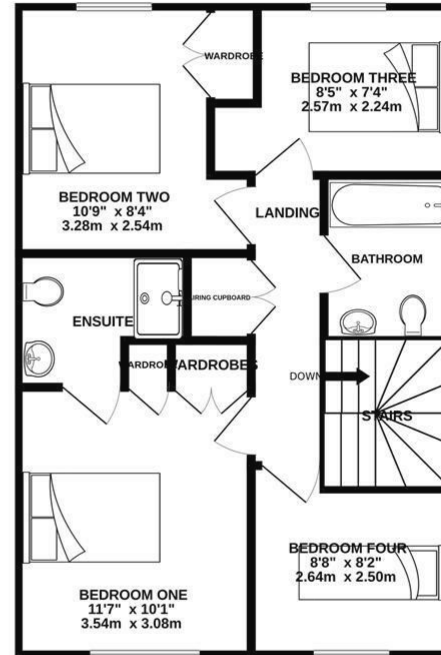
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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