



7 Lavinia Walk, Taw Hill, Swindon, SN25 1AP

- Three Storey Town House
- Three Bedrooms
- NO ONWARD CHAIN
- GARAGE & PARKING
- Lounge/Diner
- 15ft Kitchen/Breakfast
- Downstairs Cloakroom
- En-Suite Shower To Master
- SOUTH FACING Rear Garden
- Good Location

Chain Free £265,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are pleased to offer this well presented three bedroom three storey town house situated in Taw Hill within easy access to the Orbital shopping centre and all local amenities and schools. The ground floor accommodation comprises of entrance hallway, cloakroom, lounge/diner and kitchen/breakfast. To the first floor is bedrooms two, three and family bathroom. Master bedroom (with en-suite) is located on the second floor. The property also benefits from a garage with parking, enclosed rear garden, gas central heating and uPVC double glazing throughout. Viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Radiator.

Cloakroom

White suite comprising of wash hand basin with splashback tiles and low level W.C. Extractor fan. Vinyl flooring. Radiator.

Kitchen/Breakfast

uPVC window to front elevation. Wooden 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. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Extractor. Part tiled walls. Vinyl flooring. Radiator.

Lounge/Diner

uPVC windows and French doors to rear garden. Two radiators.

Landing

uPVC window to front elevation. Stairs to second floor. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bathroom

White suite comprising of panelled bath, pedestal wash hand basin with splashback tiles and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Landing

Radiator.

Bedroom One

Two Velux windows to rear elevation. Airing cupboard. Loft access. Radiator.

En-Suite

Obscured uPVC window to front elevation. White suite comprising of built in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Front

Paved path leading to storm porch. Mostly laid to slate. Gated access to rear garden from side. Pedestrian access to garage. Outside light.

Rear Garden

Enclosed by brick wall and timber fencing. Paved path leading to gated access to front. Mostly laid to lawn with raised decking area. Outside tap.

Garage

Up and over garage door.

Parking

Off road parking for one vehicle to the front of the garage.

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

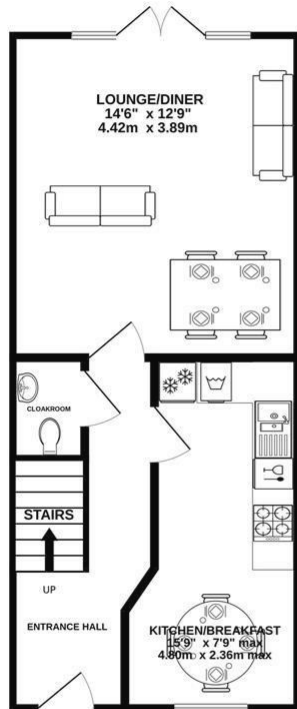
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



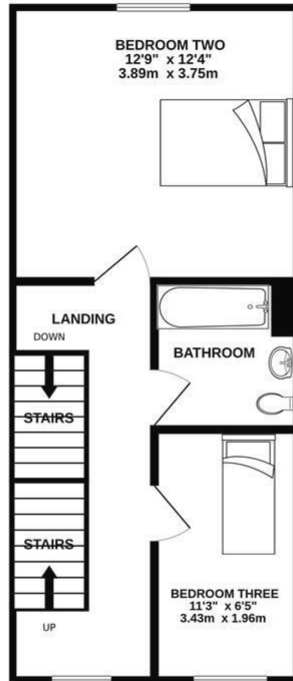
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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		
(81-91)	B		87
(69-80)	C	75	
(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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