



**75 B Somerville Road,
Walcot, Swindon, SN3 3BN**

- CASH BUYERS ONLY
- Second Floor Flat
- One Bedroom
- NO ONWARD CHAIN
- Low Management Charges
- Lounge/Diner
- Kitchen
- Bathroom
- Gas Central Heating (new boiler)
- Good Location

Chain Free £90,000



*** CASH BUYERS ONLY *** We are pleased to offer this one bedroom second floor flat being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway, lounge/diner, kitchen, bedroom, bathroom and store room. Property also benefits from gas central heating, communal garden, parking and uPVC double glazing. Located in Walcot within easy access to local shops, schools and town centre.

Entrance Hallway

Two storage cupboards. Intercom system. Radiator.

Store Room

Housing combi boiler.

Lounge/Diner

uPVC windows to front and side elevation. Radiator.

Kitchen

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Electric oven. Electric hob with extractor hood over. Space and plumbing for washing machine. Space for undercounter fridge/freezer. Part tiled walls. Laminate flooring. Storage cupboard. Radiator.

Bedroom

uPVC window to front elevation.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of built in shower, vanity unit with wash hand basin and low level W.C. Fully tiled walls. Vinyl flooring. Radiator.

Outside

Communal garden for all residents.

Council Tax

Band A.

Lease Terms

125 year lease with 86 years remaining.

Management Charges & Ground Rent

Management - £524 per annum.

Ground Rent - No charge.

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

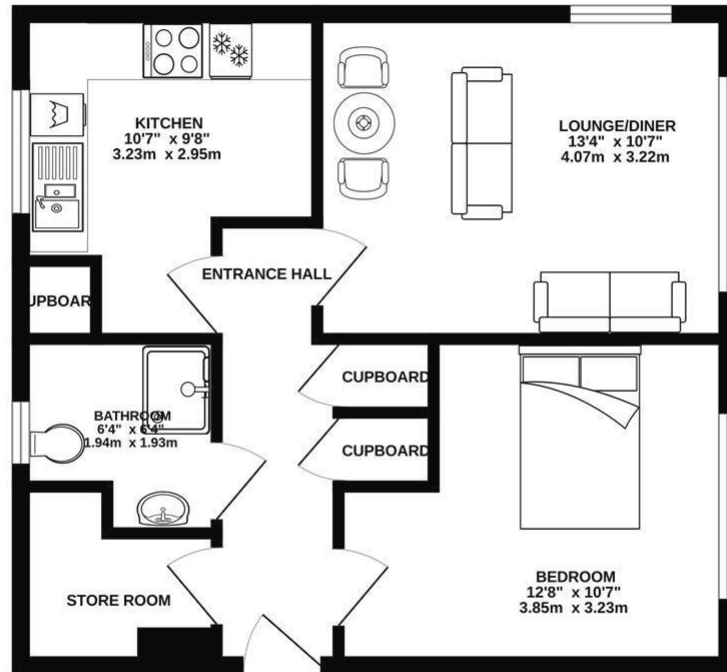
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

SECOND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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 is given 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		
(69-80) C	74	74
(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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