



**57 Culverhouse Rd, The Sidings, Swindon, SN1 2PE**

- AVAILABLE FROM 04.06.24
- Three Bedroom Semi Detached House
- Living Room
- Kitchen/Diner
- En-Suite To Master Bedroom
- Enclosed Rear Garden
- Garage
- Driveway Parking
- Council Tax Band D
- No Pets

**£1,500 PCM**



We are pleased to offer this spacious and well presented three bedroom property situated in the The Sidings within walking distance to the town centre and railway station. The accommodation comprises of entrance hall, cloakroom, living room, kitchen/diner, master bedroom (with en-suite shower), two further bedrooms and family bathroom. Property also benefits from an enclosed rear garden, garage and driveway parking. Viewing is highly recommended.

### **Tenant Information**

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

Tax Band: D

### **Photographs**

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

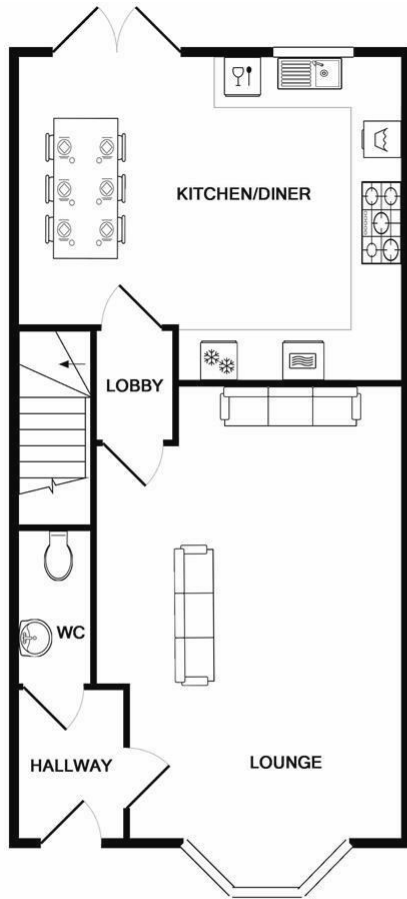
### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

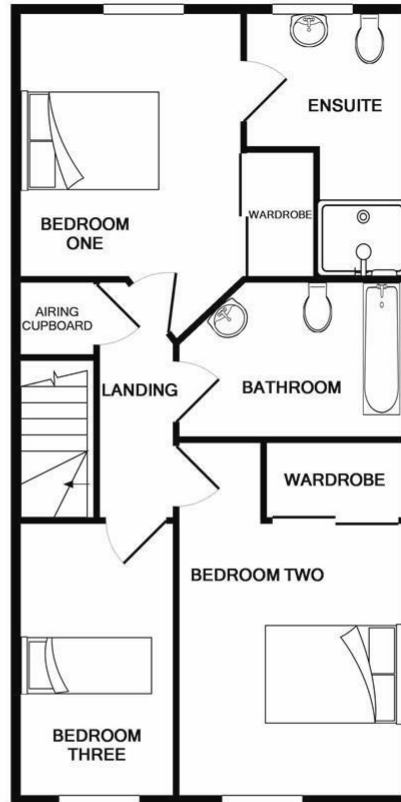


# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

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. 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)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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