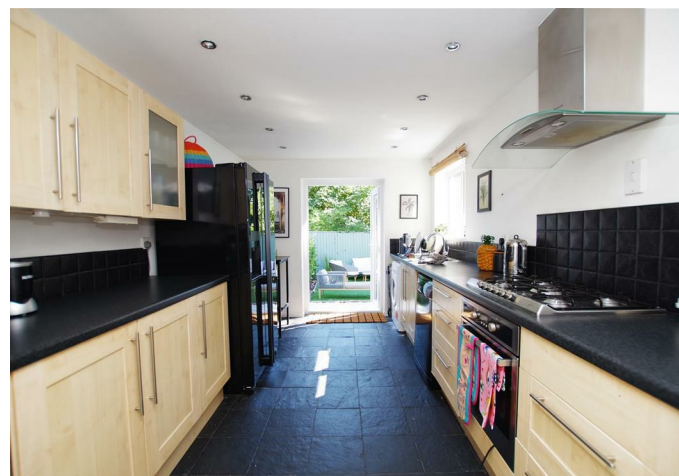




## 36 Quarry Road, Old Town, Swindon, SN1 4EN

- AVAILABLE FROM 19.07.24
- Three Bedroom Victorian Town House
- Unfurnished
- Lounge/Diner
- Kitchen/Breakfast
- Upstairs Bathroom
- Enclosed Rear Garden
- Excellent Location
- Permit Parking
- No Pets

£1,500 PCM



Primary Homes & Lettings are pleased to offer this well presented three bedroom Victorian town house situated in Quarry Rd overlooking the popular Old Town gardens and within walking distance to the vibrant Wood Street which offers a range of independent shops, bars and restaurants. The accommodation comprises of entrance hallway, lounge/diner, fully fitted kitchen, three bedrooms and family bathroom. Property also benefits from a low maintenance enclosed rear garden and resident parking to the front. 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: B

### Photographs

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

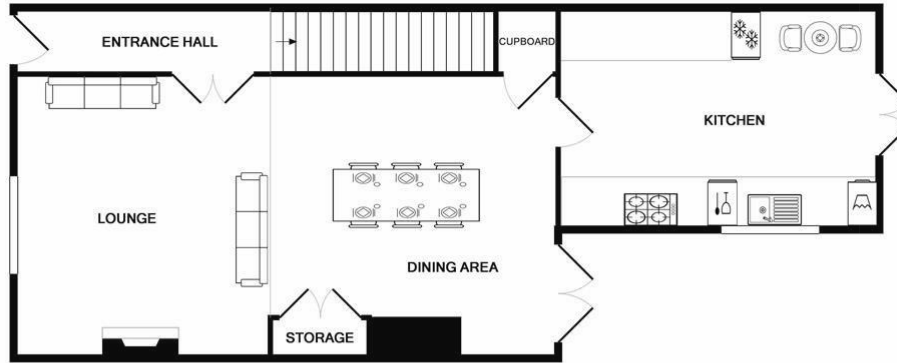
### Viewings

Strictly via our Swindon office telephone (01793) 641641.

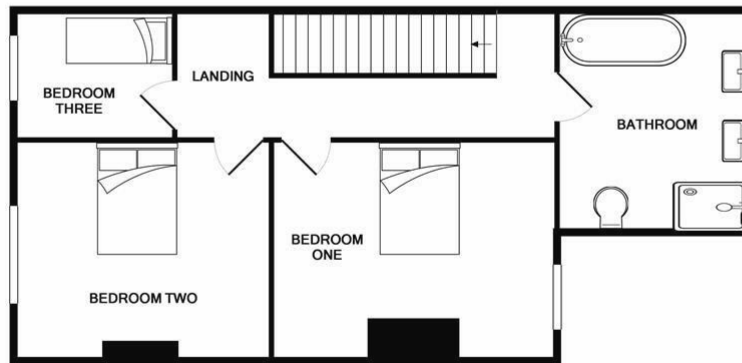


# PRIMARY HOMES & LETTINGS

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> |         | 86                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 68      |                         |
| (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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