



3 Edred Walk, Taw Hill, Swindon, SN25 1AN

- AVAILABLE FROM 31.07.24
- Three Storey Town House
- Three Bedrooms
- Garage & Parking
- En-Suite To Master
- Enclosed Rear Garden
- Downstairs Cloakroom
- Excellent Location
- Unfurnished
- NO PETS

£1,300 PCM



We are pleased to offer this spacious, three bedroom, three storey town house located in the popular area of Taw Hill, North Swindon. Within walking distance to all local amenities, schools and easy access to the Orbital shopping centre and A419. The ground floor briefly comprises of entrance hallway, cloakroom, kitchen/breakfast and lounge/diner. To the first floor are bedrooms two and three and family bathroom. The master bedroom with en-suite are located on the second floor. Property also benefits from an enclosed rear garden, garage, off road parking, gas central heating and uPVC double glazing. 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.

Sizes

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

Viewings

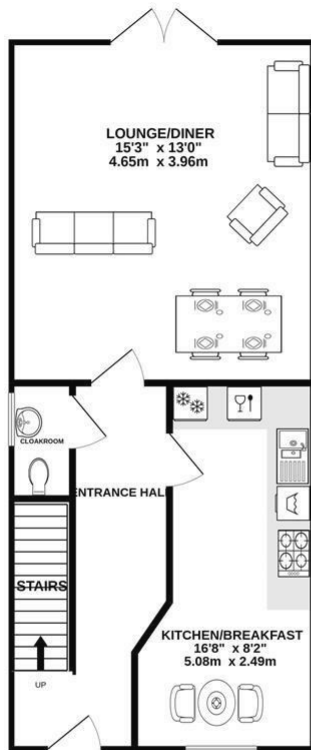
Strictly via our Swindon office telephone (01793) 641641.



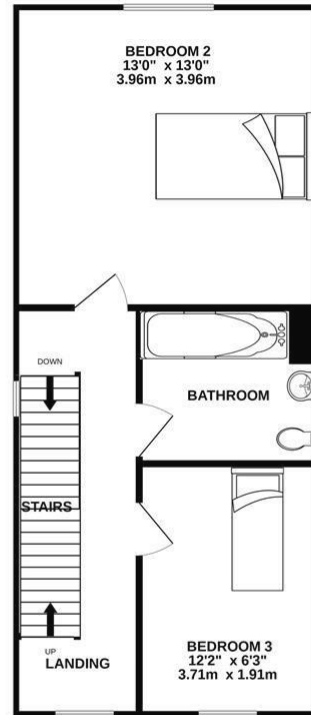
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

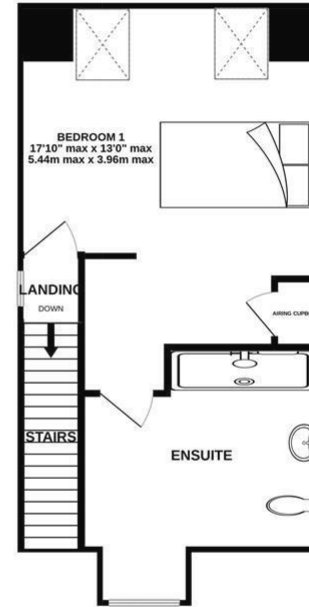
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (65-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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