



**24/25 Eastcott Hill, Town  
Centre, Swindon, SN1 3JG**

- INVESTORS ONLY
- Two Maisonettes (One Bedroom)
- Ground Floor Shop
- First Floor Flat (Two Bedrooms)
- Currently Let For £34,080 Per Annum
- Parking For Five Vehicles
- Gas Central Heating
- Excellent Location
- No Onward Chain

**Offers Over £400,000**



\*\*\* INVESTORS ONLY \*\*\* We are pleased to offer this opportunity to purchase three flats and a shop. The front building consists of a ground floor shop and a first floor two bedroom flat with parking for one vehicle to the front and off road parking for two vehicles to the rear. To the rear is two self contained maisonettes (both one bedrooms) with off road parking. The properties also benefits from gas central heating. Located on Eastcott Hill within walking distance to the town centre and Old Town.

### Shop

Potential to convert to two flats (subject to planning permission).  
Currently let for £700 PCM (in contract).

### First Floor Flat

Accommodation comprises of living room, dining room, kitchen, two bedrooms, bathroom and roof terrace. Property also benefits from allocated parking and gas central heating.  
Currently let for £750 PCM (month to month contract).

### Ground Floor Maisonette

Accommodation comprises of lounge/diner, kitchen, bedroom and bathroom. Property also benefits from allocated parking and gas central heating.  
Currently let for £695 PCM (tenants moving out end of September).

### First Floor Maisonette

Accommodation comprises of lounge/diner, kitchen, bedroom and bathroom. Property also benefits from allocated parking and gas central heating.  
Currently let for £695 PCM (tenant in contract till March 2025).

### EPC Ratings

Ground Floor Flat - Shop - D  
First Floor Flat - D  
Ground Floor Maisonette - D  
First Floor Maisonette - C

### 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

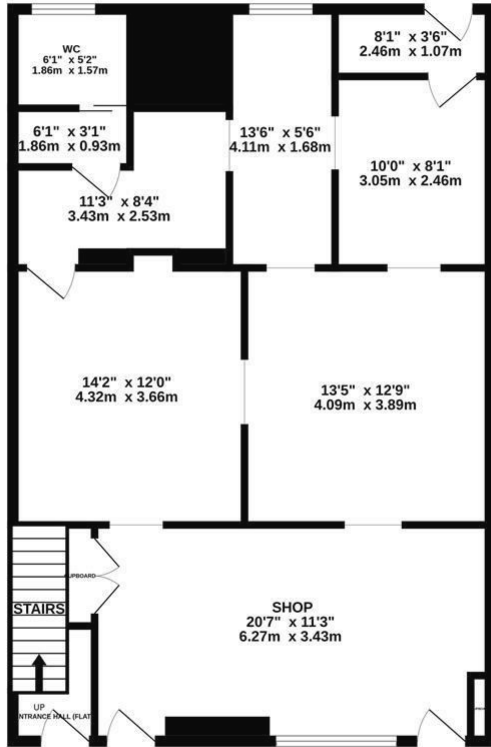
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



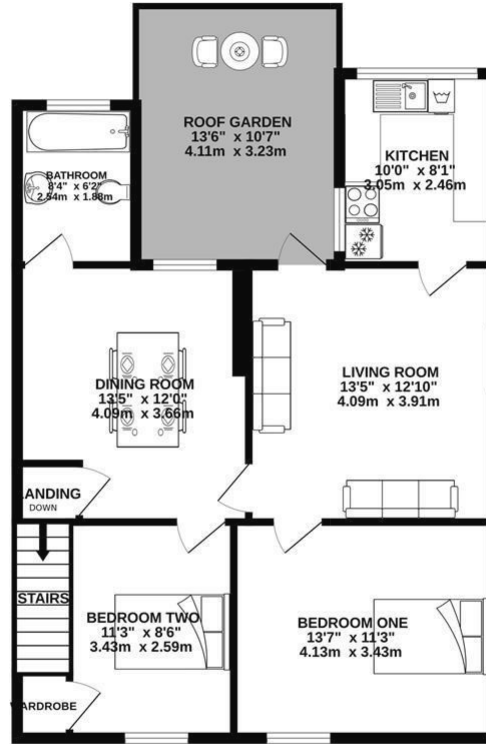
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR (COMMERCIAL)  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR (2 BED FLAT)  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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