



**VAN ERP CLOSE**

Tadpole Garden Village, Swindon, SN25 2UG

**PRIMARY**  
HOMES & LETTINGS

**Van Erp Close, Tadpole  
Garden Village, Swindon SN25  
2UG**

- NO ONWARD CHAIN
- Detached House
- Four DOUBLE Bedrooms
- Sun Terrace With Stunning Views
- Master Bedroom With En-Suite Shower & Balcony
- Landscaped Rear Garden With Office
- 20ft Kitchen/Diner
- 20ft Living Room With Media Wall
- 19ft Garage & Driveway Parking
- Excellent Location

**Price £600,000**



\*\* NO ONWARD CHAIN \*\* Primary Homes & Lettings are delighted to present this stunning and generously proportioned four DOUBLE bedroom detached family home, ideally located in the highly sought-after Tadpole Garden Village. The property offers convenient access to local amenities, reputable schools, and excellent transport links, including the A419. The ground floor accommodation comprises of a welcoming entrance hallway, cloakroom/utility room, a modern kitchen/diner and a spacious living room featuring a stylish media wall. The first floor provides access to a sun terrace and includes the principal bedroom with en-suite shower room and private balcony, three further bedrooms, and a contemporary family bathroom. Externally the property benefits from driveway parking for two vehicles with an EV charging point, a garage and a beautifully landscaped rear garden complete with an external office. An early viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

#### **Entrance Hallway**

LVT flooring. Radiator.

#### **Cloakroom/Utility**

White suite comprising of pedestal wash hand basin and low level W.C. Space and plumbing for washing machine. LVT flooring. Radiator.

#### **Kitchen/Diner**

uPVC window to front elevation. Wall and base units with worktops over. Island breakfast bar. Acrylic sink and drainer with half bowl. Built in double oven. Five burner gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Stairs to first floor. Storage cupboard. LVT flooring. Inset ceiling lights. Two radiators.

#### **Living Room**

uPVC bi-fold doors to rear garden. Media wall with built in electric fireplace and downlights. LVT flooring. Two radiators.

#### **Landing**

uPVC door to sun terrace. Storage cupboard housing boiler. Loft access (partly boarded with light). Radiator.

#### **Sun Terrace**

Enclosed by brick wall. Astroturf. Outside sockets.

#### **Bedroom One**

Bi-fold doors to balcony. Built in double wardrobe. Radiator.

#### **Balcony**

Enclosed by glass. Composite flooring.

#### **En-Suite Shower**

White suite comprising of walk in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

#### **Bedroom Two**

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Built in double wardrobe. Radiator.

#### **Bedroom Four**

uPVC window to rear elevation. Built in double wardrobe. Radiator.

#### **Bathroom**

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceilings. Heated towel rail.

#### **Front**

Block paved driveway with parking for two vehicles. EV charging point. Low maintenance shrub borders with mature hedging. Astroturf. Path leading to storm porch. Gated access to rear garden. Outside light.

#### **Garage**

Up and over garage door. Door to garden. Light and power.

#### **Rear Garden**

Enclosed by timber fencing. Porcelain patio with paths leading to office and raised decking area. Mostly Astroturf with shrub borders. Gated access to front. Door to garage. Outside sockets and lights.

#### **Office**

uPVC French doors to garden. Window to side elevation. Heater/Air conditioning. Inset ceiling lights. Laminate flooring. Outside lights.

#### **Notes**

There is a management charge of £240 a year.

There is 5 years remaining on NHBC.

#### **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**

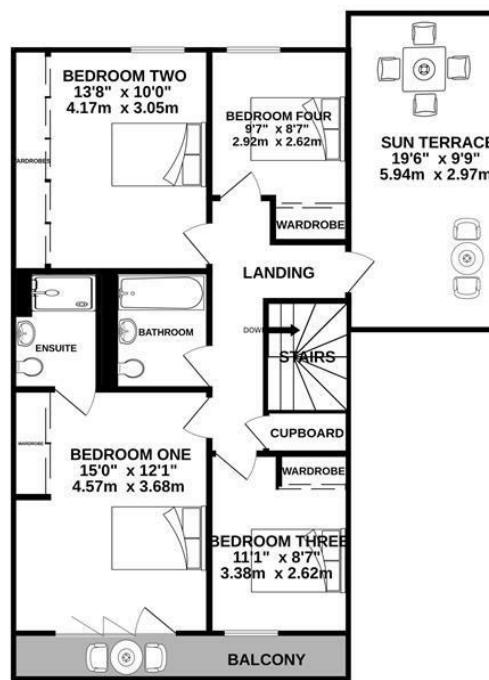
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 1857 sq.ft. (172.5 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.  
Made with Metropix ©2026



01793 641641

101 Commercial Road, Swindon, SN1 5PL

[info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)

**PRIMARY**  
HOMES & LETTINGS