

for sale

guide price **£330,000**



Falmouth Grove Swindon SN3 1EJ

An impressive three bedroom semi-detached home situated in an enviable position within the highly sought after Parklands, Old Walcot.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor Accommodation

Entrance Porch

Double Glazed Front Door & Double Glazed Window to Front

Entrance Hall

Stairs to First Floor, Radiator

Living Room

12' 5" x 14' 4" (3.78m x 4.37m)
Double Glazed Window to Front, Feature Fire Place with Marble Surround, Bi-Fold Doors Leading to Dining Room

Dining Room

9' 1" x 9' 8" (2.77m x 2.95m)
Bi-Fold Doors from Living Room, Double Glazed Patio Doors to Conservatory, Radiator

Conservatory

7' 7" x 8' 2" (2.31m x 2.49m)
Privacy Glass Panels to Side, French Doors to Rear Garden

Kitchen

9' x 10' 5" (2.74m x 3.17m)
Double Glazed Window to Side, Range of Modern Wall & Base Units with Work Surface Over, Stainless Steel Inset Sink, Tiled Splashback, Built In Double Oven, Electric Hob with Extractor Hood Over, Space and Plumbing for Dishwasher, Tiled Floor Throughout

Utility

Double Glazed Window to Rear, Wall Units, Fully Tiled Floor, Space and Plumbing for Washing Machine and Tumble Dryer, Space for Fridge / Freezer

Shower Room

Obscured Double Glazed Window to Side, WC, Wash Hand Basin, Shower Enclosure, Fully Tilled

Study

8' 9" x 8' 2" (2.67m x 2.49m)
Double Glazed Window to Side

First Floor Accommodation

Landing

Double Glazed Window to Side

Bedroom One

10' 8" x 11' 6" (3.25m x 3.51m)
Double Glazed Window to Front, Fitted Wardrobes, Radiator

Bedroom Two

10' 8" x 11' 6" (3.25m x 3.51m)
Double Glazed Window to Rear, Radiator

Bedroom Three

8' 4" x 9' 8" (2.54m x 2.95m)
Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Side, WC with Concealed Cistern and Vanity Sink, Corner Bath, Shower Enclosure, Fully Tiled

Outside

Rear Garden

Mostly Laid to Lawn, Enclosed by Fence Panels

Garage

Window to Rear, Power and Light

Parking

Garage and Driveway Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND102363 - 0005

Tenure: Freehold

EPC Rating: C

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