



39 The Bramptons, Shaw, Swindon, SN5 5SL
Offers Over £700,000



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This home offers well presented accommodation, situated on a large plot with established garden to the front and rear. The ground floor comprises a W/C, generous double aspect sitting room extended into a rear sun room, an attractive kitchen/dining room, seperate study and a laundry room.

Upstairs you'll find four double bedrooms, all with built in wardrobes. The master bedroom has an en-suite and there is a family bathroom.

The front of the home has a ample driveway for several vehicles and a section of lawn. The rear garden is mainly laid to lawn with a large patio area for outside seating. The double garage has been partially converted into a home gym, but still allows plenty of garage space to the front.

The Brampton's residents have the use of the estates private members leisure club for an annual fee. This includes a heated outdoor swimming pool, Gym, tennis court, barbecue and a function room which is bookable for parties and functions (fee applies).

Description

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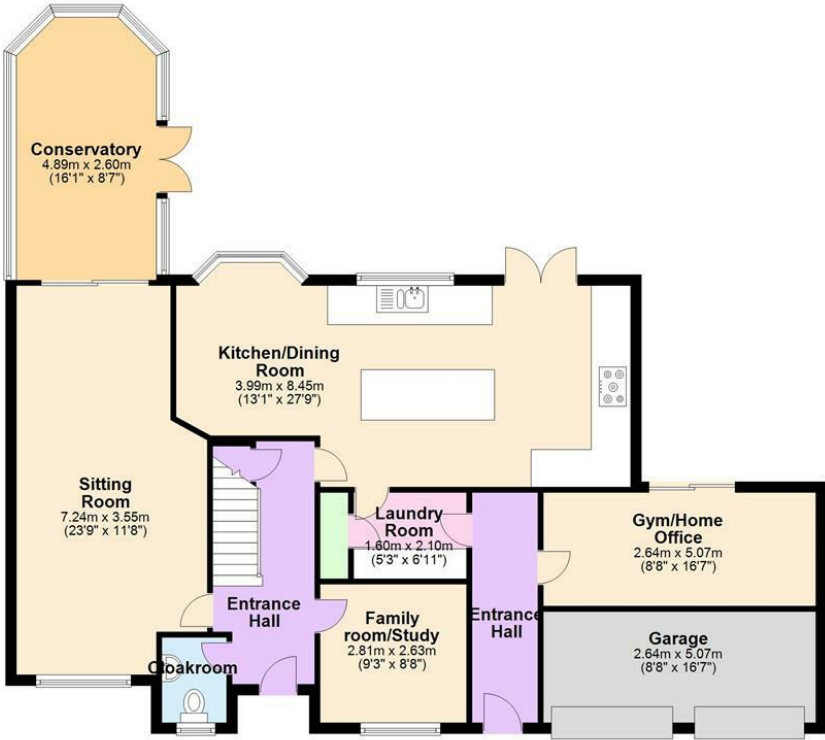
Situation

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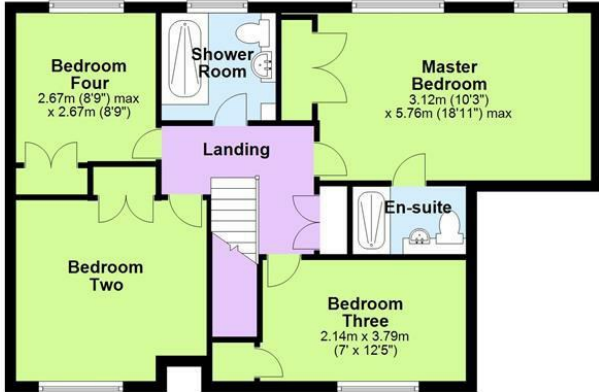
Council Tax Band: E

Floor Plans





Total area: approx. 189.7 sq. metres (2042.0 sq. feet)

First Floor
Approx. 67.1 sq. metres (722.5 sq. feet)



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-60) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
					

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Jessica James Properties Office on 01793 875324 if you wish to arrange a viewing appointment for this property or require further information.

Contact us

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