



## Eyre Close, Haydon End, SN25 1BF

**Asking Price £199,950**

- New to the Market
- Modern Fully Fitted Kitchen with Integral Appliances
- Garage with Internal Utility
- No Onward Chain
- Two Bedroom Coach House
- Two Double Bedrooms
- Driveway Parking
- Spacious Living Area
- Bathroom Suite
- Privately Gated Courtyard Rear Garden



Ridgeway Estate Agents is pleased to present this beautifully maintained two-bedroom coach house, situated in a quiet cul-de-sac in the desirable Haydon End area of Swindon. This property features a private entrance with stairs leading to the first floor, a spacious living area, a modern fully fitted kitchen with integrated appliances, and two double bedrooms. The bathroom is well-appointed. Additional benefits include driveway parking, a garage with internal utility space, and a privately gated courtyard rear garden. Offered with No Onward Chain.

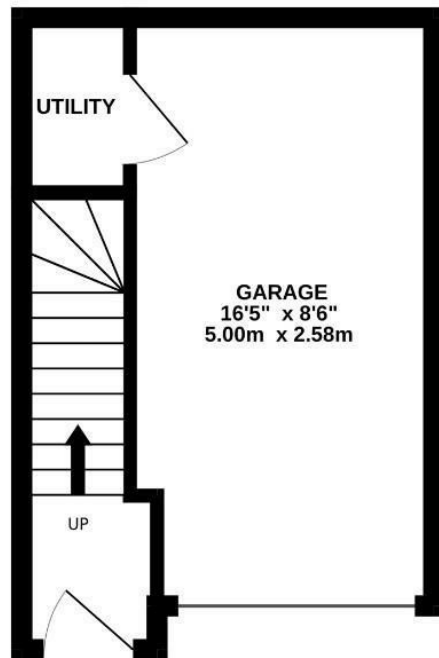
EPC Rating - C  
Council Tax Band - C  
Heating Type- Gas Central Heating  
Leasehold

982 Years Remaining  
Approx £245.12 Service Charge Per Year (January-December 2025)  
Zero Ground Rent Charges

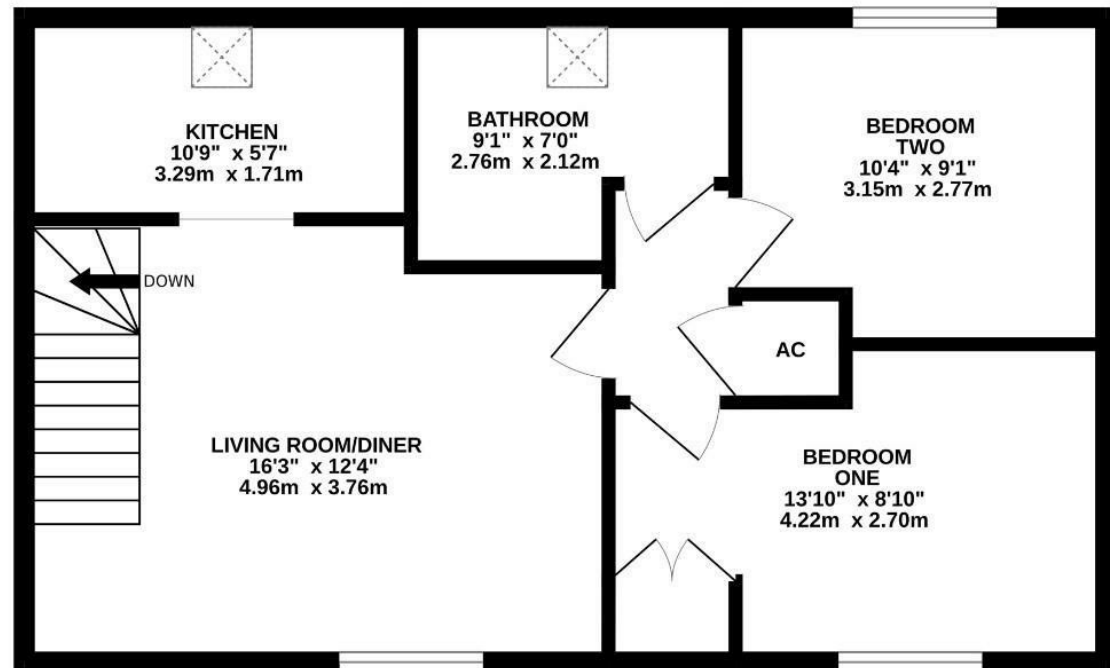




GROUND FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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