

OVER
30
YEARS OF
MOVING
PEOPLE

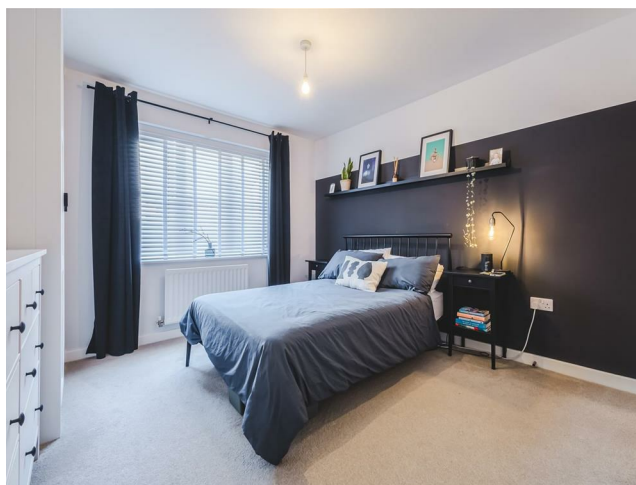
**ATWELL
MARTIN**
ESTATE AGENTS



William Morris Way, Swindon SN25 2PT

£200,000

ATWELL MARTIN are delighted to offer for sale this immaculately presented Ground Floor Two Bedroom apartment on the popular William Morris Way in the heart of Tadpole Garden Village. Open Plan Living, Two Bedrooms, Master with Ensuite and Allocated Parking as well as your own Private Entrance!



Location

TADPOLE GARDEN VILLAGE - This impressive new garden village community on the very Northern edge of Swindon has its own shops, schools, village pub, sports facilities and children's play areas.

Home owners will be on the doorstep of over 149 acres of green space, playing fields and new allotments.

The village is conveniently located with easy access to the M4, A419, Reading, Chippenham, Bristol and beyond.

Accommodation

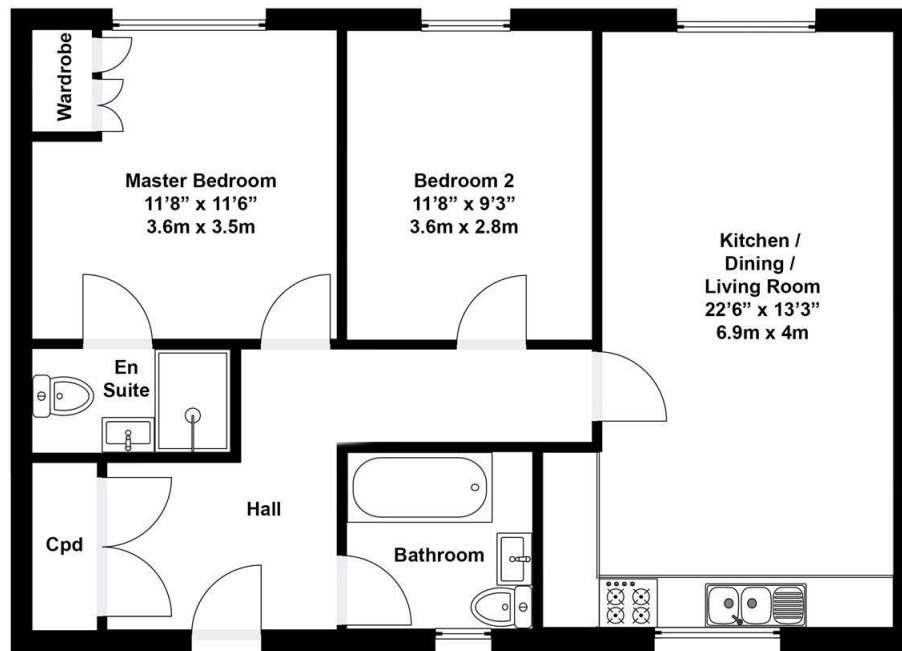
Ground Floor Apartment with private entrance comprising: Entrance Hall, Large Storage Cupboard, Family Bathroom with Shower over Bath, Master Bedroom with Ensuite Showerroom, Bedroom Two, Dual Aspect Open Plan Living / Dining / Kitchen with integrated Dishwasher, Fridge/Freezer, Single Oven and Gas Hob.

Outside

Allocated Parking for Two Vehicles as well as a share of an external store room.



▼ Ground Floor



Total area approx: 696 sq ft / 65 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

