



41 Ravenglass Road, Westlea, Swindon, Wiltshire, SN5 7BN
£625 PCM

SWINDON
HOMES  sales, lettings & mortgages

Swindon Homes are pleased to let this homely ONE BEDROOM house in a quiet cul-de-sac in Westlea, Swindon. The accommodation comprises lounge, fitted kitchen with appliances [washing machine, fridge freezer plus new electric hob] with a large double bedroom and bathroom to the upstairs. Further benefits include a corner front garden[electric mower supplied], ample parking plus new uPVC double glazed windows and door. The property is situated close to local bus routes, with local schools and amenities and the ASDA west Swindon store near by.

Front Garden

approx 10' x 17' into 8' x 11' (approx 3.05m x 5.18m' into 2.44m x 3.35m)

Path to front door with porch canopy over, outside storage cupboard with electric lawn mower, lawn front and side of property, path to outside drying area and allocated parking.

Lounge / Diner

16'6" x 8'9" into 6'8" x 6'8" (5.03m x 2.67m into 2.03m x 2.03m)

uPVC white entrance door, uPVC double glazed window to front and side, wall mounted electric heater, spiral stairs to first floor, sliding door to kitchen, laminate floor, fridge / freezer under stairs

Kitchen

5'9" x 6'6" (1.75m x 1.98m)

uPVC double glazed window to front aspect. A modern fitted kitchen with a selection of units at both eye and base level, matching rolled top work surfaces and part tiled walls, integrated new electric hob with oven under and extractor over, washing machine, space for small fridge or tumble dryer, sliding door to lounge.





Stairs to First Floor

landing 2' x 2'5" (landing 0.61m x 0.74m)

From corner of lounge spiral stair case to small first floor landing, heated towel rail and electric heater, doors to bedroom and bathroom.

Double Bedroom

13'11" x 7'11" (4.24m x 2.41m)

uPVC double glazed window to front aspect, wall mounted electric heater, door to airing cupboard housing immersion heater, over stairs built in wardrobe, access to insulated loft space, laminate flooring, door to landing.

Bathroom

5'6" x 5'6" (1.68m x 1.68m)

uPVC opaque glazed window to front aspect. A modern white bath room suite comprising low level WC, pedestal wash basin, panelled bath with mixer taps to shower over, shower screen, part tiled walls, door to landing, extractor fan

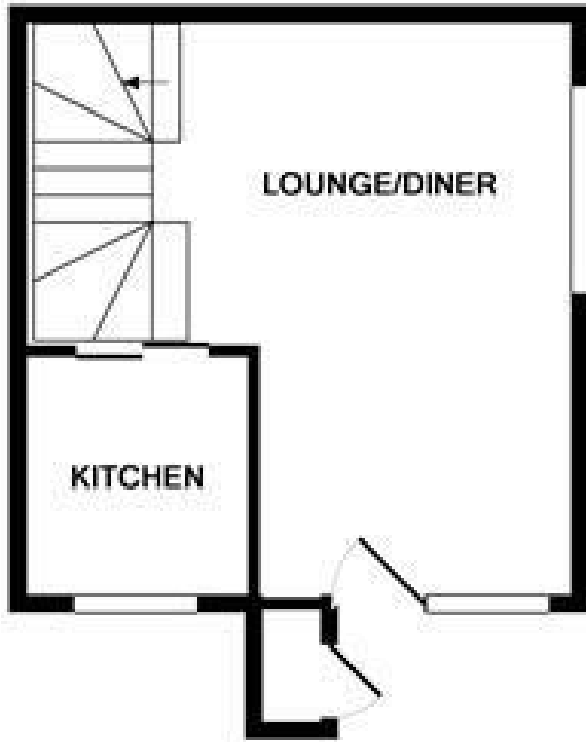


Allocated Parking

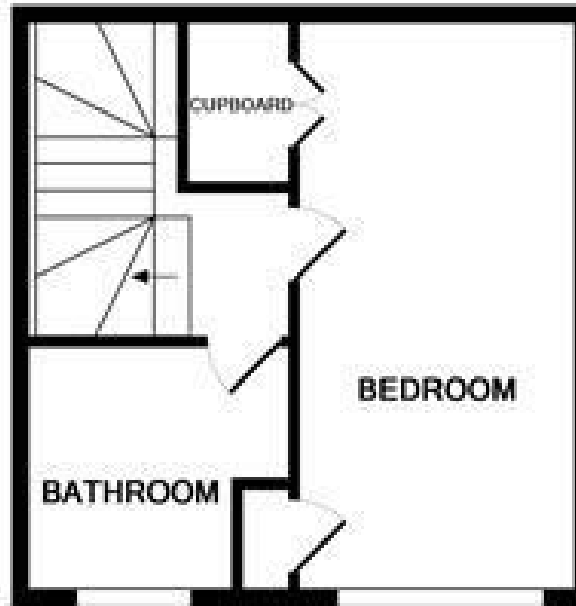
The allocated parking space can be found along the path from the property where there is a car park with numbered spaces.

Outside Clothes Drying Area

The outside clothes drying area along a short path from the property where there is an allocated space for a rotary washing line .



GROUND FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.3 SQ.M.)

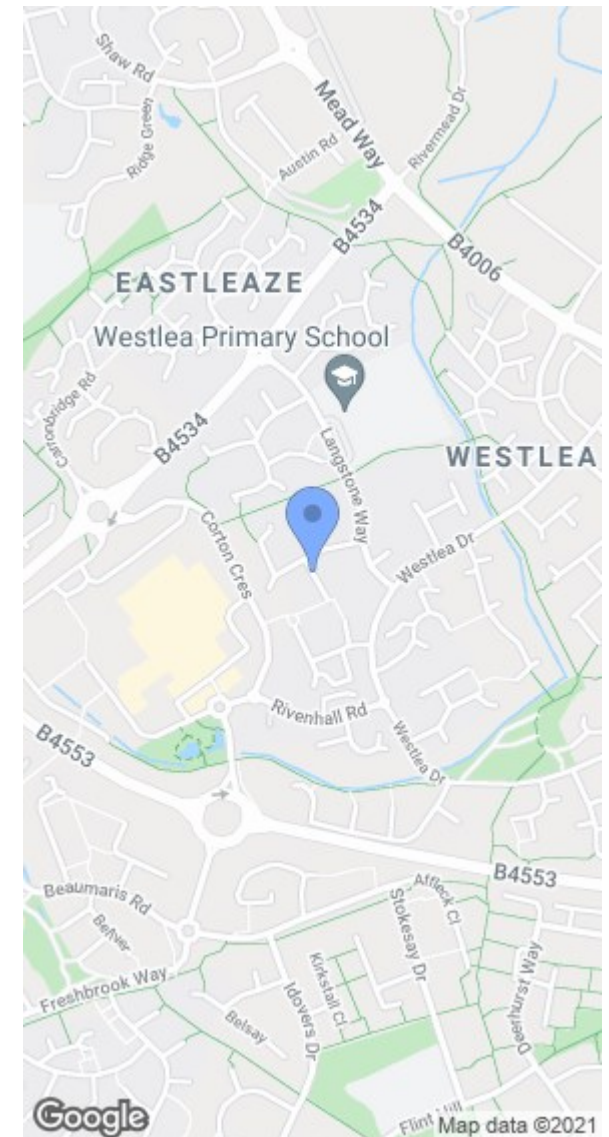


1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 | |