



25 Watercrock Mews, Westlea, Swindon, Wiltshire, SN5 7AS  
£945 Per Month

SWINDON  
HOMES   
sales, lettings & mortgages

**\*\* TWO DOUBLE BEDROOMS \*\* OFF ROAD PARKING  
FOR ONE CAR \*\* QUIET CUL-DE-SAC \*\***

The accommodation comprises, entrance porch, lounge, kitchen / diner, two double bedrooms and family bathroom. Further benefits include; gas central heating, uPVC double glazed windows and doors, enclosed rear garden plus allocated parking. The property is close to the West Swindon Shopping Centre, bus routes and local amenities. There is also easy access to the M4 if required.

#### **Entrance Porch**

2'9" x 5'7" (0.84m x 1.70m)

Half glazed uPVC entrance door, uPVC window to side, half glazed door to lounge.

#### **Lounge**

13'10" x 11'6" (4.22m x 3.51m)

uPVC double glazed window to front aspect, radiator, laminate floor, stairs to first floor, door to kitchen.

#### **Kitchen / Diner**

10' x 11'7" (3.05m x 3.53m)

uPVC double glazed window and half glazed uPVC door to rear aspect. A modern fitted kitchen with a selection of cream units at both eye and base level, matching rolled top work tops and part tiled walls, integrated gas hob with electric oven under and extractor over, one and a half bowl stainless steel sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, under stairs cupboard, radiator. There is enough space for a family size dining table and chairs.

#### **Stairs To First Floor**

landing 6'4" x 6' (landing 1.93m x 1.83m)

Stairs from corner of lounge to first floor landing, access to insulated loft space, doors to two bedrooms and family bathroom.





### Bedroom One

8'6" x 11'7" (2.59m x 3.53m)

uPVC double glazed window to rear aspect, radiator, door to landing.

### Bedroom Two

8' x 8" into 11'7" (2.44m x 2.44m into 3.53m)

uPVC double glazed window to front aspect, radiator, over stairs airing cupboard, door to landing.

### Family Bathroom

6'5" x 5'5" (1.96m x 1.65m)

A modern fitted bathroom with a white suite comprising low level WC, pedestal wash basin, panelled bath with shower over, shower curtain, extractor fan, door to landing.

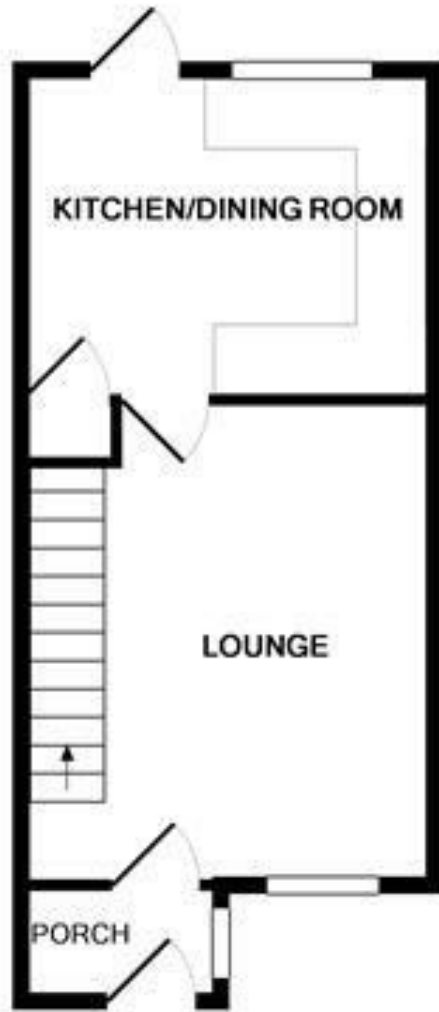
### Rear Garden

approx 22' x 12'7" (approx 6.71m x 3.84m)

Small patio to rear of property, lawn with border to side, garden shed, wooden gate for rear access, all enclosed by wooden fencing.







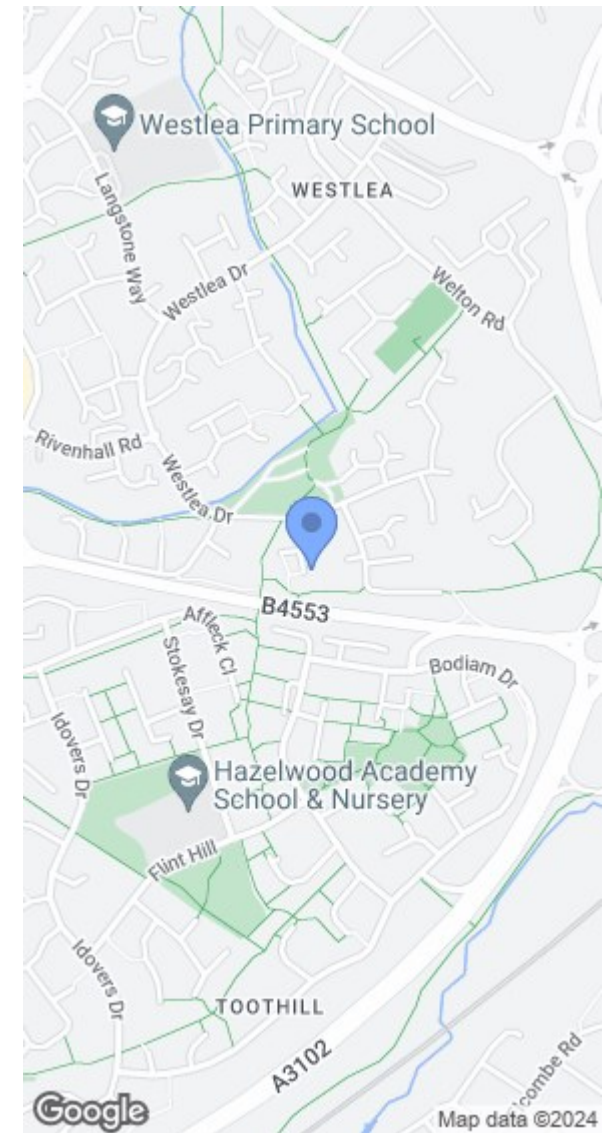
GROUND FLOOR



1ST FLOOR

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

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

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