



51 Belsay, Toothill, Swindon, SN5 8HD  
Offers In Excess Of £260,000

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**\*\* NO CHAIN \*\* QUIET CUL-DE-SAC LOCATION \*\*  
THREE BEDROOMS \*\***

Swindon Homes are pleased to market this well presented three bedroom semi-detached home in Toothill, Swindon. The accommodation downstairs comprises: entrance porch, living room, kitchen/ diner, rear lobby, utility room/ W.C. and integral garage. To the upstairs is a large master bedroom, a second double bedroom, a single bedroom and shower room.

Further benefits to the property include built in storage in all bedrooms, driveway parking for one car, gas central heating, uPVC double glazing throughout and an enclosed, low maintenance rear garden.

The property is situated at the end of a quiet cul-de-sac, close to the local shops and amenities including the West Swindon District Centre and the Link Centre. The property is also close to local schools with bus routes running nearby. There is easy access to the M4 via Junction 16, in turn providing easy access to the A419 and A420.

### **Ground Floor**

#### **Entrance Porch**

4'3" x 3'6" (1.3m x 1.09m)

uPVC double glazed front door, door to living room

#### **Living Room**

14'6" x 13'4" (4.43m x 4.08m)

Window to front aspect, radiator, electric fire with stone surround, stairs to first floor, door to kitchen/ diner

#### **Kitchen/ Diner**

14'5" x 11'3" (4.4m x 3.45m)

Sliding doors to rear garden, window to rear aspect, radiator, a selection of units at eye and base level, one and a half basin sink with mixer tap, slimline electric oven with scope to replace with full-size or gas, pantry cupboard, space for undercounter fridge and freezer, space for family dining table, door to rear lobby





### Rear Lobby

2'7" x 7'3" (0.8m x 2.22m)

Half-glazed rear door, door to utility/ WC, door to integral garage

### Utility/ W.C.

4'11" x 6'2" (1.5m x 1.9m)

Frosted window to rear aspect with privacy glass, low-level W.C., stainless steel wash basin, space for washing machine and tumble dryer, heated towel rail

### First Floor

#### Stairs and Landing

6'2" x 8'5" (1.9m x 2.59m)

Stairs from ground floor, doors to all bedrooms and shower room, airing cupboard with Worcester Combi boiler and shelving, access to boarded loft with loft ladder

#### Bedroom One

7'10" x 12'7" (11'9" to wardrobe) (2.4m x 3.85m (3.6m to wardrobe))

Built in double mirror-fronted wardrobes with sliding doors, radiator, window to front aspect

#### Bedroom Two

7'10" x 9'6" (8'10" to wardrobe) (2.4m x 2.9m (2.7m to wardrobe))

Built in double mirror-fronted wardrobes with sliding doors, radiator, rear facing window

#### Bedroom Three

6'2" x 6'8" into 9'6" (1.9m x 2.05m into 2.91m)

Window to front aspect, radiator, over stairs storage cupboard



### Shower Room

6'2" x 6'2" (4'0" to shower) (1.9m x 1.9m (1.24m to shower))

Frosted window to rear aspect with privacy glass, low-level W.C., pedestal wash basin, walk in shower cubicle with mains shower, heated towel rail

### Integral Garage

8'10" x 16'7" (2.7m x 5.08m)

integral garage with power and light, electric up and over garage door

### Rear Garden

Low maintenance, enclosed rear garden with patio area leading to stone chippings with wooden garden shed

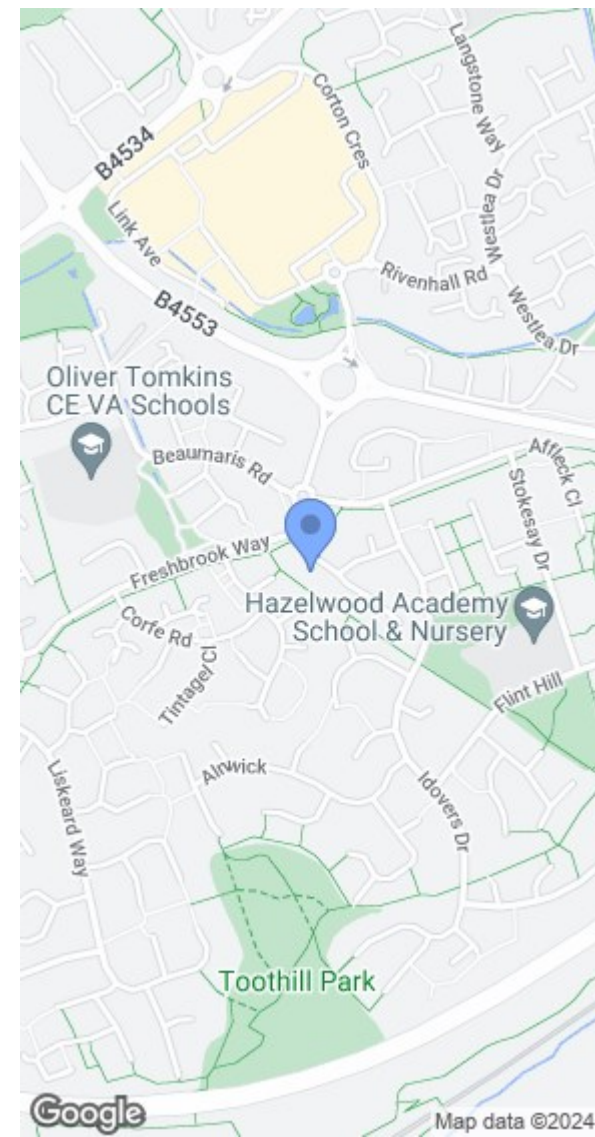
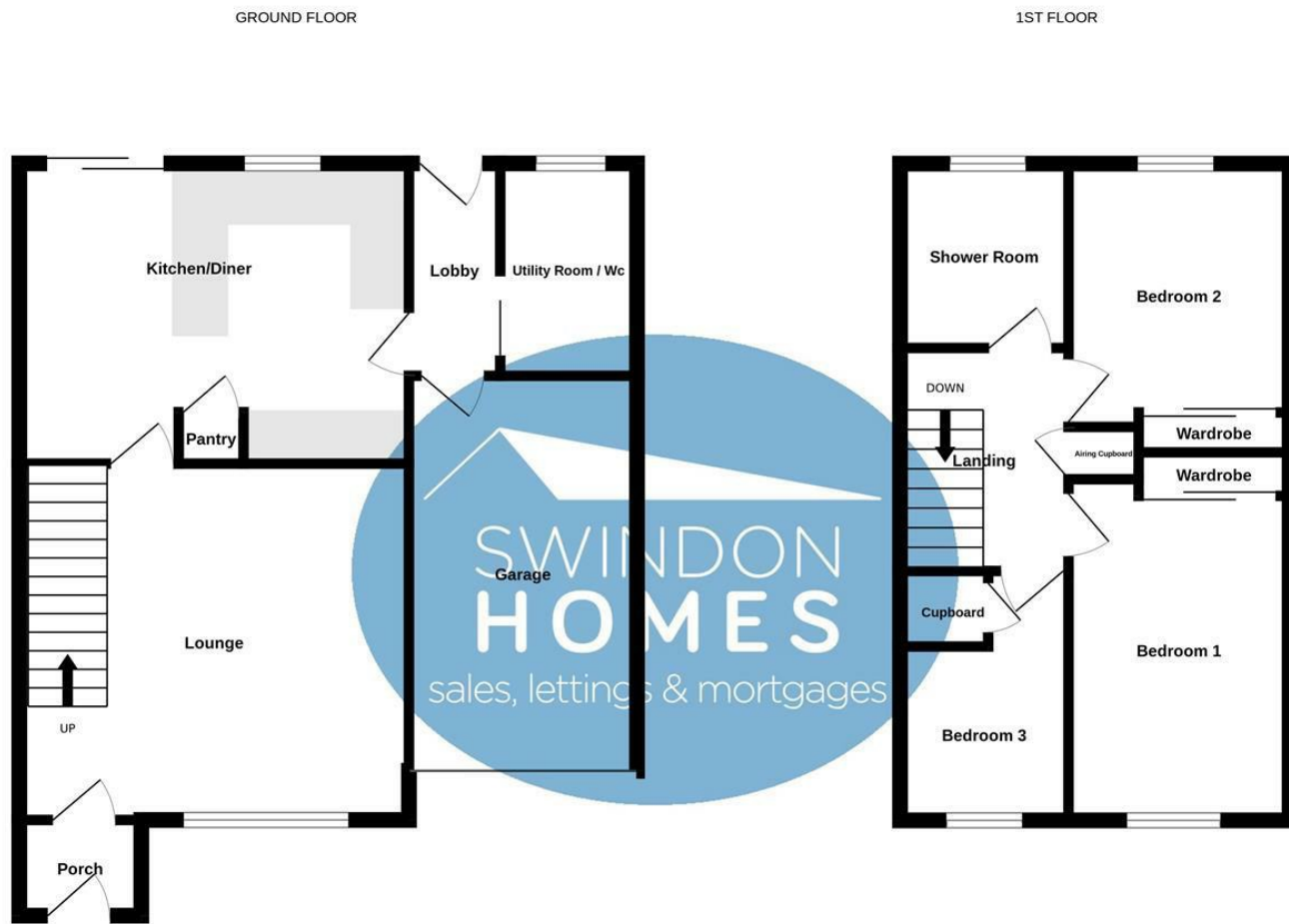












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>		<b>69</b>	(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC