



**33 Mendip Close, Haydon Wick, Swindon, SN25 3BE**  
**Offers Around £280,000**

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Tucked into the private cul-de-sac of Mendip Close, Haydon Wick, this link-detached bungalow offers a delightful opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is perfect for anyone on their way up or down the property ladder.

The well-kept interiors are ready for you to add your personal touch, allowing you to create a space that truly reflects your style and preferences.

One of the standout features of this property is the garage, providing ample storage or the potential for a workshop. The private rear garden can be accessed through the garage or via a separate side gate, meaning you don't have to go through the property at all.

The absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home without delay.

Situated in a peaceful location, this bungalow benefits from privacy while still being conveniently close to local amenities and transport links. Whether you are looking to enjoy leisurely walks in the surrounding area or take advantage of the nearby shops and services, this property offers the perfect balance of comfort and convenience.

In summary, this delightful two-bedroom bungalow on Mendip Close is a fantastic opportunity for anyone looking to settle in a quiet environment. With its appealing features and potential for personalisation, it is a must-see for prospective buyers.

#### Front

Driveway parking for up to four cars





### Entrance Hall

3'11" x 12'5" (1.2 x 3.8)

uPVC privacy glazed entrance door, door to living room, door to kitchen, door to bathroom, door to both bedrooms, storage cupboard, radiator, access to part-boarded and insulated loft with loft ladder

### Living Room

13'7" x 11'4" (4.15 x 3.46)

UPVC bay window to front with fitted blinds, wall mounted Mitsubishi air-conditioning unit, radiator

### Kitchen/ Breakfast Room

13'5" x 10'5" (4.1 x 3.2)

Window to rear, a selection of eye and base level units, integrated Neff electric oven, ceramic hob, one and a half basin stainless steel sink, integrated dishwasher, integrated washing machine, integrated fridge freezer, radiator, ideal logic Combi boiler, space for dining table.

### Conservatory

11'1" x 9'2" (3.4 x 2.8)

uPVC window surround, sliding doors to garden, radiator

### Bedroom One

11'10" x 8'10" (3.62 x 2.7)

UPVC window to front, built in wardrobes, built-in over bed storage, radiator

### Bedroom Two

7'10" x 9'10" (2.4 x 3)

UPVC window to front, built in wardrobes, built-in over bed storage, radiator



### Bathroom

1.9 x 2 (0.30m.2.74m x 0.61m)

Privacy glazed window to rear aspect, wash basin in vanity unit, walk in shower with electric shower, low-level WC, heated towel rail

### Rear Garden

Enclosed rear garden with side access, patio area with two storage sheds, established plant borders and lawn.

### Garage

8'6" x 16'8" (2.6 x 5.1)

Up and over garage door, power and light, storage space

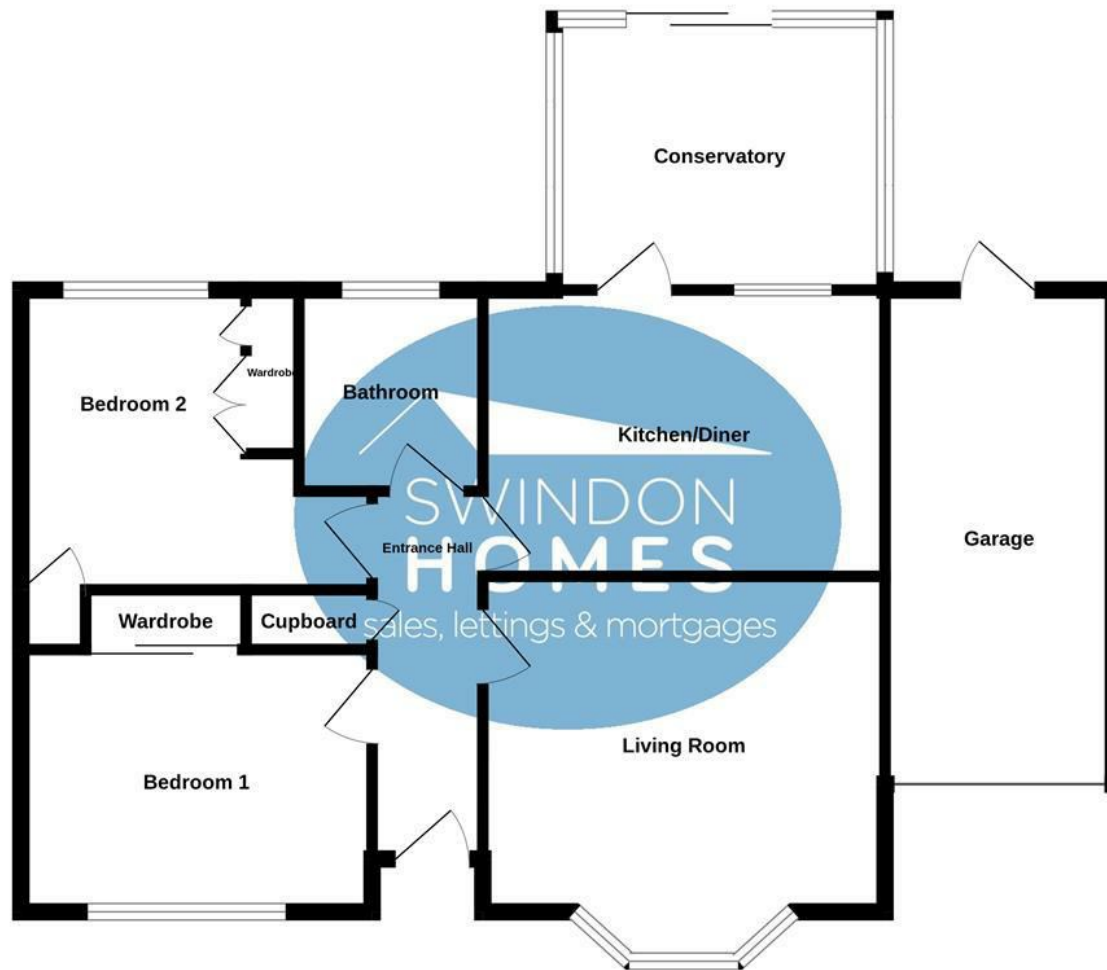






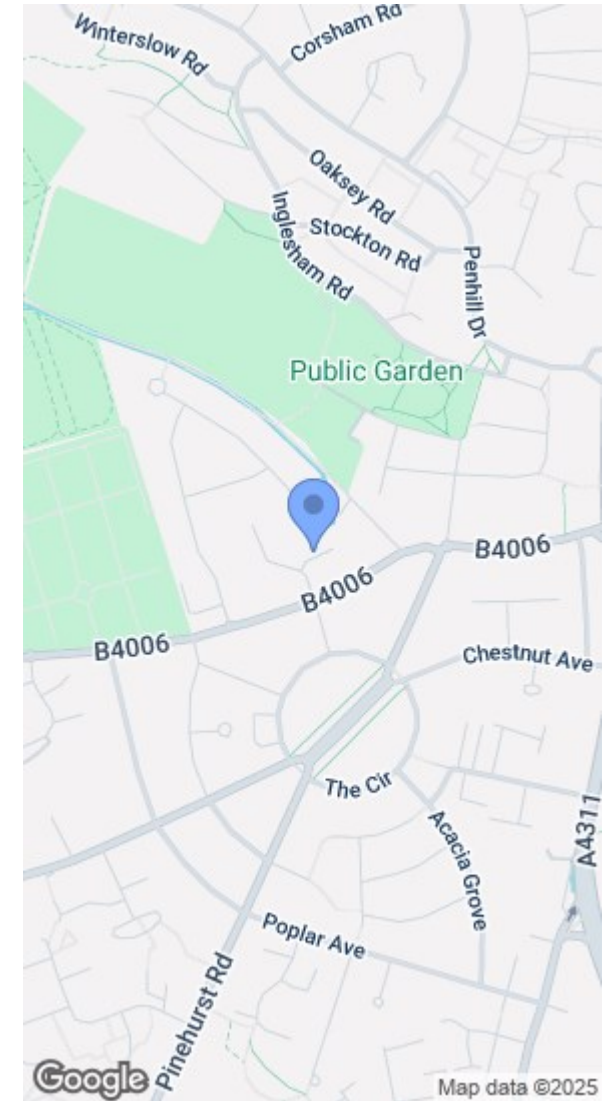


## GROUND FLOOR



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