



60 Purley Avenue, Park South, Swindon, Wiltshire, SN3 2DS  
£1,250 PCM

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Swindon Homes are please to let this well presented three bedroom, mid-terraced property situated in Park, Swindon. The accommodation comprises. entrance porch, hallway, lounge / diner, office / storage space, fitted kitchen, two double bedrooms, family bathroom plus one good size single. Further benefits include gas central heating, double glazed windows and doors, gardens to front and rear, recently re-painter with new carpets fitted. The property is close to local shops, bus routes and schools. There is also easy access to the A419 and M4 if required.

#### Front Garden

Enclosed front garden, path to front gate with hedge and shrub border to one side and lawn to the other

#### Porch

3'5" x 6'5" (1.04m x 1.96m)

uPVC porch with windows to front and side. Half glazed door to hallway.

#### Hallway

10'4" x 2'8" (3.15m x 0.81m)

Entrance hall with doors to lounge, kitchen, study/ store room, stairs to first floor, radiator, laminate floor.

#### Office / Study

6'9" x 6'8" (2.06m x 2.03m)

uPVC window to front aspect, wall mounted fuse box.

#### Lounge / Diner

19'6" x 13' into 9'7" (5.94m x 3.96m into 2.92m)

uPVC window to front aspect plus uPVC patio doors to the garden, feature fire place, two radiators, laminate flooring.





### Kitchen

8' x 13'8" (2.44m x 4.17m)

uPVC window and door to rear aspect. A modern fitted kitchen with a selection of units at both eye and base level, matching work surfaces, stainless steel sink unit with mixer tap over, integrated electric hob with oven under and extractor over, space for washing machine, and fridge freezer, radiator.

### Stairs to First Floor

From hallway stairs to first floor landing, doors to all bedrooms and family bathroom, access to insulated loft space.

### Bathroom

2'5" x 2'4" into 5'7" x 4'8" (0.74m x 0.71m into 1.70m x 1.42m)

Opaque uPVC window to rear aspect. A modern bathroom suite comprising panelled bath with shower over, wall mounted Mira shower, part tiled walls, pedestal washbasin, radiator,

### W.C

2'6" x 9'3" (0.76m x 2.82m)

Opaque double glazed window to side, low level WC.

### Bedroom One

9'6" x 13'3" (2.90m x 4.04m)

uPVC window to front aspect, radiator.

### Bedroom Two

8'7" x 5'9" into 13'3" x 10'9" (2.62m x 1.75m into 4.04m x 3.28m)

Double glazed window to rear aspect, radiator,



### Bedroom Three

6'8" x 10'2" (2.03m x 3.10m)

Double glazed window to rear aspect, radiator.

### Rear Garden

approx 34'x 23' (approx 10.36m x 7.01m)

Patio to rear of property with path to garden shed, raised flower bed to centre, shrub borders to side.



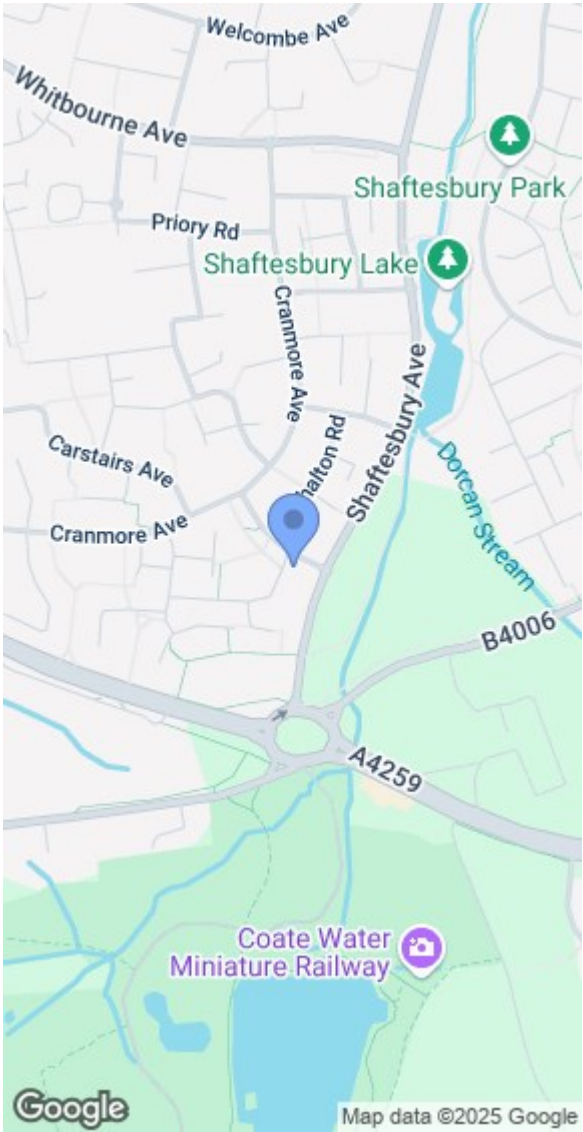








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	