



## 13 Melrose Close, Westlea, Swindon, SN5 7ED

### £1,100

#### FOR RENT:

Two bedroom terraced home on Melrose Close, Swindon.

The property has a living room and kitchen downstairs with two good sized bedrooms and a bathroom upstairs.

The home also benefits from a low-maintenance rear garden and allocated parking.

PLEASE NOTE: This property is only suitable for families with maximum one child.  
STRICTLY NO PETS

Applicants must have a household income of over £38,500 P.A.

### **Entrance Hall**

### **Living Room**

Window to rear, door to garden, stairs to first floor

### **Kitchen**

window to front, electric cooker, wash basin, space for f/f, space for washing machine

### **Stairs & Landing**

### **Bedroom One**

Window to rear, wardrobe

### **Bedroom Two**

Window to front, radiator

### **Bathroom**

Bath with shower over, WC, wash basin

### **Rear Garden**

### **Parking**

Allocated parking space



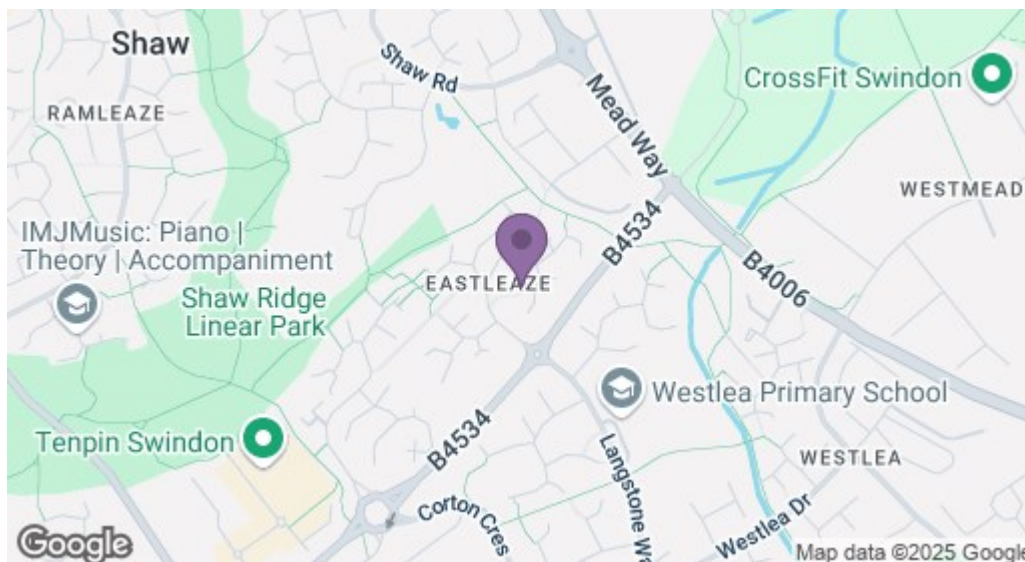


GROUND FLOOR

1ST 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		