



Ground Floor Flat, 35 Eastcott Hill, Old Town, Swindon, Wiltshire, SN1
£875 Per Month

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PART FURNISHED ** TWO BEDROOMS ** GROUND FLOOR ** OLD TOWN/ TOWN CENTRE ** Swindon Homes are pleased to market this fully furnished, two bedroom, ground floor flat on Eastcott Hill, Old Town, Swindon.

The flat comprises of living room, separate dining room, fitted kitchen, master bedroom with en-suite, second bedroom wash basin, separate bathroom. The flat also benefits from a private rear courtyard garden with a storage shed and rear footpath access, gas central heating and double glazed window.

The gas and water bills are included in the rent. Tenant pays for electric, wifi and council tax.
A GUARANTOR IS ALSO REQUIRED BY THE LANDLORD.

Entrance Hall

Half glazed entrance door into hallway, doors to both flats.

Lounge

Door from entrance hall, into lounge, double glazed bay window to front aspect, sofa, radiator, corner cupboard, tv table, feature fire place with electric fire to front, radiator, door to bedroom one and hallway,

Inner hallway

from lounge inner hallway to dining room.

Bedroom One

From inner hallway door to double bedroom, double bed, built in wardrobe, dressing table, radiator. door to en-suite.

en-suite

Walk in shower, electric shower, low level wc, wall mounted ash basin, tiled floor.

Dining Room

Froom inner hallway door to dining room, dining table and chairs, sideboard, radiator, door to kitchen.





Bathroom

From kitchen, door to bathroom, panelled bath with electric shower over, shower curtain, wc, wall mounted basin,

Kitchen

uPVC window and half glazed door to rear garden. A modern fitted kitchen with a selection of cupboards at both eye and base level, matching work top, integrated electric hob with oven under and extractor over, wall mounted gas boiler, kettle, toaster and microwave, some crockery and cutlery, stainless steel sink unit with washing machine under.

Bedroom Two

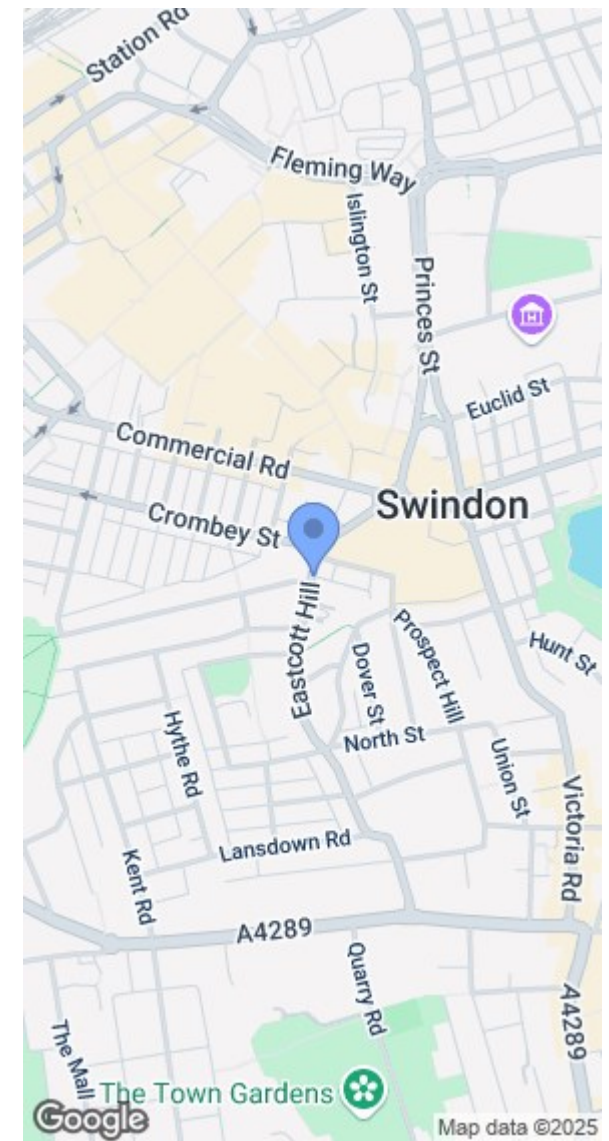
From kitchen, door to bedroom, double glazed window to rear aspect, large single bed, wardrobe, wash basin with cupboard under, radiator.

Enclosed Rear Courtyard

From kitchen steps to raised paved court yard garden, brick garden shed. rotary washing line.



GROUND FLOOR



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

The table displays the Energy Efficiency Rating and Environmental Impact (CO₂) Rating for the property. The Energy Efficiency Rating is currently 66 (D) and has a potential of 74 (C). The Environmental Impact (CO₂) Rating is currently 63 (D) and has a potential of 75 (C). The ratings are based on the EU Directive 2002/91/EC.