



Room 4, 85 Winifred Street, Old Town, Swindon, Wilts, SN3 1RT
£575 PCM

SWINDON
HOMES 
sales, lettings & mortgages

*** BILLS INCLUDED **** Swindon Homes are pleased to market to rent this room with en-suite in a well cared for house of multiple occupation situated in Old Town, Swindon. The property is within walking distance of Old town, Swindon town centre, the train station and local bus routes. The accommodation comprises: furnished double bedroom with modern en-suite, communal living room and kitchen, utility/ laundry room and a downstairs communal WC. Further benefits include gas central heating, uPVC doors double glazed windows plus an enclosed rear garden.

On road residents parking is also available if required.

Entrance Hallway

Main entrance door into hallway with stairs to first floor, doors to rooms, utility room and lounge.

Bedroom

Double bedroom with uPVC window to side aspect, radiator. Includes double bed, bedside table with lamp, chest of draws, wardrobe.

En-suite

22'11" x 9'10" x 6'6" (7'3 x 2'3)

En-suite shower room with shower unit, low-level WC, pedestal wash basin, heated towel rail, extractor fan

Communal Lounge

Communal lounge with uPVC window to side aspect, uPVC window to rear aspect, sofa, dining table and chairs, television, radiator

Communal Kitchen

Two uPVC double glazed windows to rear aspect, uPVC half glazed door to garden, a selection of white units at eye and base level, matching wooden work surfaces, single bowl stainless steel sink unit with mixer tap, 2 electric ovens, 5 ring gas hob, with extractor fan over. Also included are two fridge/ freezers , microwave, kettle and double toaster.





Communal Laundry Room

Communal utility room with two washing machines and a tumble drier. These are controlled via a coin-operated timer, door to communal WC.

Communal WC

Communal WC off of the utility room with low-level WC, corner wall-mounted sink unit.

Fees

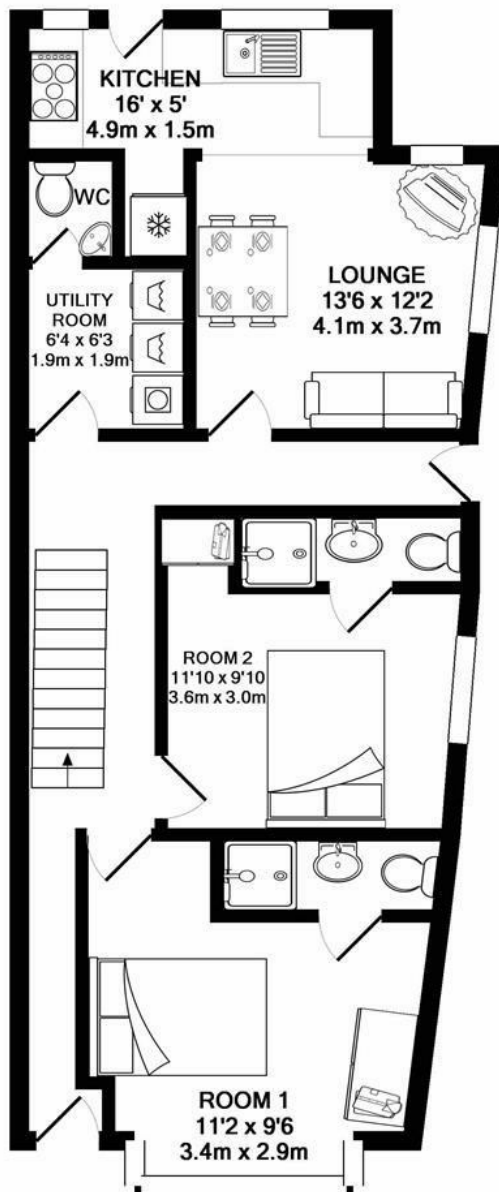
All bills included

£132.69 for the holding deposit [comes off the first months rent] then referencing can be done.

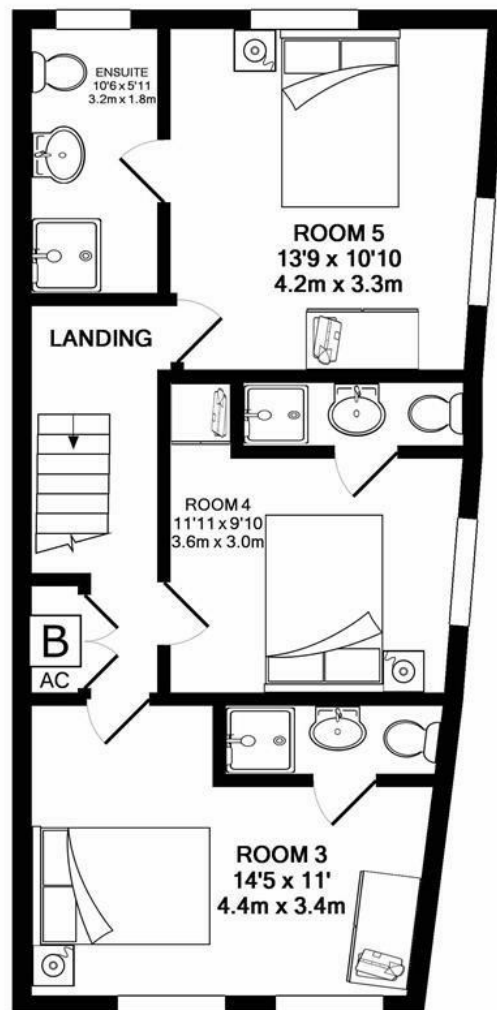
£575 - One month rent as a deposit

£575 - First month rent paid up front [minus holding deposit]





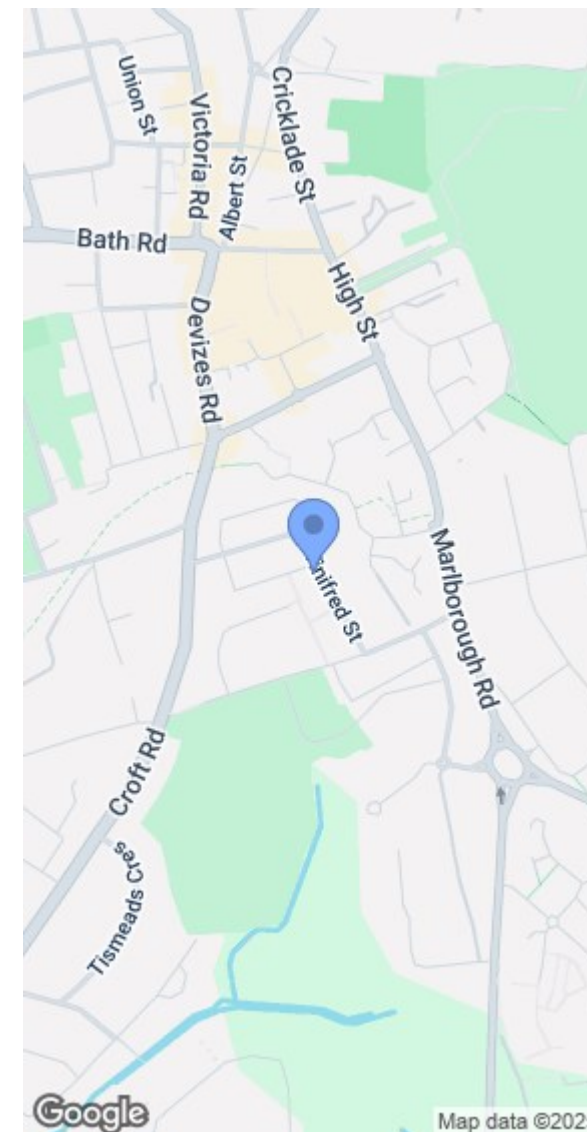
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating	
	Potential		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	EU Directive 2002/91/EC