



7 Poltondale, Swindon, SN3 5BN

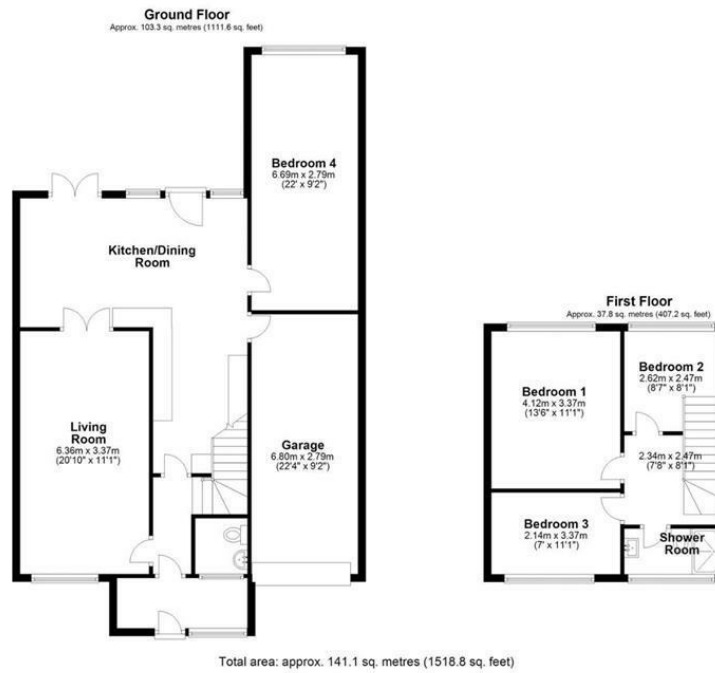
Guide price £375,000

Resides Swindon are delighted to be marketing this large well-presented family home in the sought after area of Covingham. The accommodation comprises of an Entrance Porch, hallway, Cloakroom, a generous living room, plenty of space to fit the whole family, a stunning Kitchen/Dining Room with Velux window allow plenty of light flowing through the room and Bedroom four. To the first floor are three further good size bedrooms and also a modern family shower room. The rear garden is also a great space and has a patio area and is mostly laid to lawn with mature shrubbery borders. To the front is blocked paved ample driveway parking and a tandem garage. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

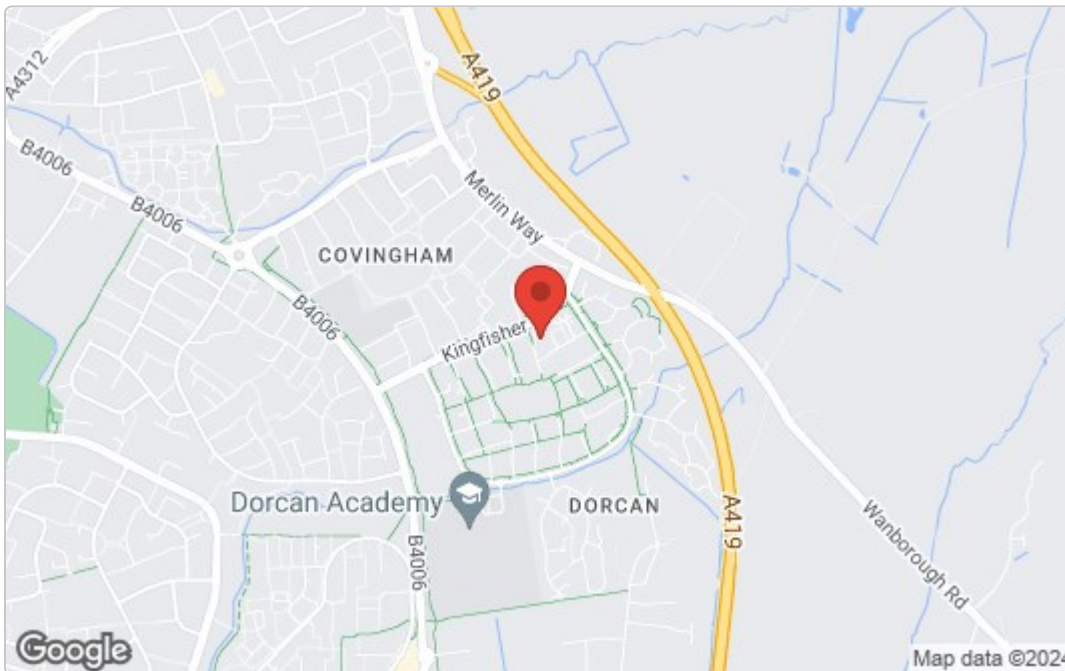
Disclaimer

Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan



Area Map



Energy Efficiency Graph

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

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