



**Connells**

Twineham Road  
Swindon



### Property Description

Wonderful opportunity for someone looking for a Four bedroom home being sold with NO ONWARD CHAIN. Located in the residential area of Oakhurst, North Swindon, with good access to schools, shops and transport links as well as being a short walk from Tadpole Garden Villages's popular family pub Strawberry Thief.

On the ground floor you will find entrance hall, lounge, dining room, kitchen and cloakroom. On the first floor you will find four bedrooms with bedroom one benefits with an ensuite as well as a family bathroom.

Externally the accommodation has enclosed rear garden, driveway parking and garage.

Viewing is highly recommended to see what this property has to offer with this fantastic price!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and

conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Access to cloakroom, lounge and dining room. Radiator.

### Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin. Tiled splash back. Extractor fan .

### Lounge

16' 2" x 11' 3" ( 4.93m x 3.43m )  
Double glazed door to the front aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Radiator.

### Dining Room

11' 4" x 7' 11" ( 3.45m x 2.41m )  
Double glazed window to the front aspect. Archway to the kitchen. Radiator.

## Kitchen

11' 3" x 7' 11" ( 3.43m x 2.41m )

Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Tiled splash back. Space and plumbing for washing machine. Integrated oven, four ring gas hob and cooker hood. Space for fridge freezer.

## First Floor Accommodation

### First Floor Landing

Double glazed window to the front aspect. Loft access. Airing cupboard.

### Bedroom One

11' 6" x 10' 5" ( 3.51m x 3.17m )

Double glazed window to the front aspect. Television point. Access to ensuite. Radiator.

### Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of pedestal wash hand basin, shower and Low Level WC. Radiator.

### Bedroom Two

10' 5" x 9' 4" ( 3.17m x 2.84m )

Double glazed window to the front aspect. Radiator.

### Bedroom Three

10' 5" x 6' 7" ( 3.17m x 2.01m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Four

8' 8" MAX x 6' 3" MAX ( 2.64m MAX x 1.91m MAX )

Irregular shaped room

Double glazed window to the front aspect. Television point. Radiator.

## Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with shower over. Extractor fan.

## External Features

### Garden

Fenced boundaries. Pathway leading to the rear. Laid to lawn and gravel.

### Parking

Garage and driveway parking

### Garage

16' 6" x 8' 7" ( 5.03m x 2.62m )

Up and over door.



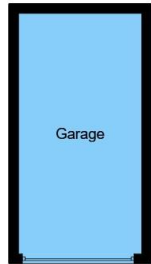


**Ground Floor**



**First Floor**

Connells



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SDN312526](http://connells.co.uk/Property/SDN312526)**



Tenure: Freehold



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