



Connells

Truscott Avenue
Swindon



Property Description

NO ONWARD CHAIN! Located in the sought-after area of Redhouse, North Swindon, this well-presented two-bedroom coach house offers modern living in a convenient and family-friendly location. The property comprises a welcoming entrance hall, a spacious lounge/diner ideal for both relaxing and entertaining, and a well-appointed kitchen with ample storage and workspace. There are two generous bedrooms, with bedroom one benefiting from an en-suite shower room, while the second bedroom is served by a stylish family bathroom. Externally, the home offers allocated parking and a garage, providing both practicality and additional storage. The property is set in a quiet residential area, close to local amenities, schools, and excellent transport links.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Accommodation Details Lounge/Diner

16' 10" x 9' 11" (5.13m x 3.02m)

Kitchen

7' 7" x 7' 4" (2.31m x 2.24m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of cupboards and drawers. One and a half sink with drainer and mixer tap. Four ring gas hob, oven and cooker hood. Space for fridge freezer. Space and plumbing for washing machine.

Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed window to the front aspect. Access to ensuite shower room. Radiator.

Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and shower. Extractor fan. Shave point. Radiator.

Bedroom Two

13' 6" x 7' 10" (4.11m x 2.39m)
Double glazed window to the front aspect.
Storage cupboard. Radiator.

Bathroom

Three piece suite comprising of Low Level
WC, paneled bath with shower over and wash
hand basin. Extractor fan. Shaver point.
Radiator.

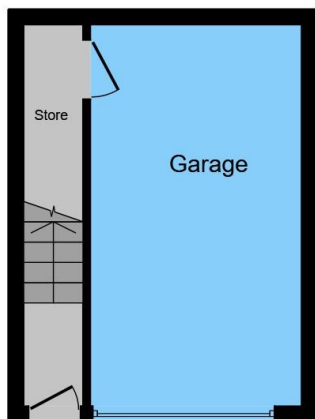
External Features Parking

Allocated parking

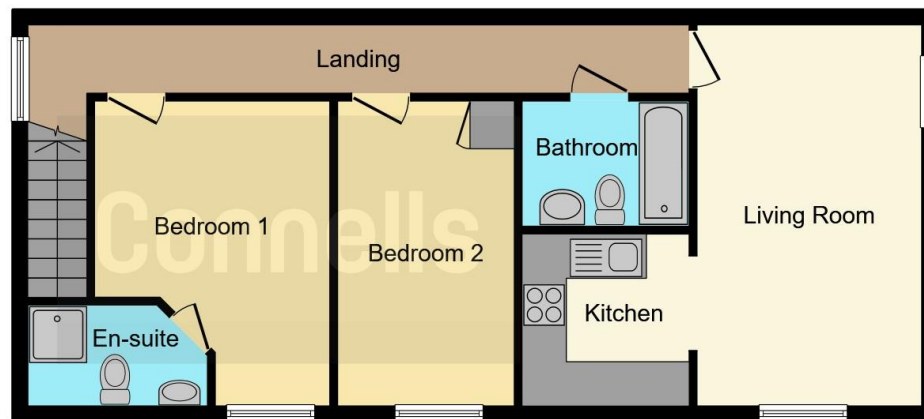
Garage

17' x 9' 8" (5.18m x 2.95m)
Up and over door. Light and power. Storage
cupboard.





Ground Floor



First Floor

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

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: C

Council Tax
 Band: C

Service Charge: 648.00 Ground Rent:
 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SDN314382

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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