



PRIMARY
HOMES & LETTINGS
FOR SALE
01793 641641

THE BOULEVARD
Taw Hill, Swindon, SN25 1WB

PRIMARY
HOMES & LETTINGS

The Boulevard, Taw Hill, Swindon SN25 1WB

- COMPLETED CHAIN
- EXTENDED Townhouse
- Four DOUBLE Bedrooms
- GARAGE & Parking
- Low Maintenance Rear Garden (WEST FACING)
- 25ft Kitchen/Diner
- Living Room
- En-Suite Shower To Master
- Downstairs Cloakroom
- Good Location

Guide Price £375,000



*** COMPLETED CHAIN *** Primary Homes & Lettings are delighted to offer this well presented and EXTENDED four DOUBLE bedroom townhouse arranged over three spacious floors and situated in the popular area of Taw Hill. Ideally located within walking distance of local amenities, well regarded schools and a doctor's surgery, this property offers versatile accommodation perfectly suited to modern family living. The ground floor comprises an inviting entrance hallway, cloakroom, living room and a spacious kitchen/dining room. The first floor features the master bedroom (with en-suite shower room) and bedroom three. Bedrooms two, four and family bathroom are situated on the second floor. The property also benefits from a low maintenance rear garden, garage, parking and gas central heating. An early viewing is highly recommended.

Entrance Hallway

Stairs to first floor. LVT flooring. Radiator.

Cloakroom

White suite comprising of wash hand basin with cupboard under and low level W.C. Extractor fan. LVT flooring. Radiator.

Living Room

uPVC window with shutters to front elevation. Two radiators. Opening to kitchen/diner.

Kitchen/Diner

uPVC bi-fold doors with shutters to rear garden. uPVC windows with shutters to front and rear elevation. Wall and base units with worktops over. Stainless steel sink with half bowl and glass drainer. Built in double oven. Induction hob with extractor hood over. Integral dishwasher. Space for American style fridge/freezer. Part tiled walls. LVT flooring. Inset ceiling lights. Two radiators. Understairs cupboard.

Landing

Stairs to second floor.

Bedroom One

uPVC windows with shutters to front and rear elevation. Built in double wardrobe. Two Radiators.

En-Suite Shower

Obscured uPVC window to front elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Three

uPVC windows with shutters to front and rear elevation. Two Radiators.

Landing

uPVC window to rear elevation. Airing cupboard. Loft access.

Bedroom Two

uPVC windows with shutters to front and rear elevation. Built in double wardrobe. Two Radiators.

Bedroom Four

uPVC windows with shutters to front and rear elevation. Two Radiators.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

Front

Block paved. Outside light.

Rear Garden

West facing. Enclosed by timber fencing. Large decking area. Raised AstroTurf lawn leads to a further elevated decking area. Pedestrian access to garage. Outside lights and tap.

Garage

Up and over garage door. uPVC door to garden. Eaves storage. Light and power.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

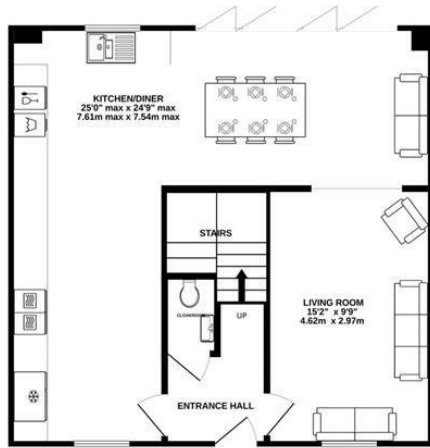
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

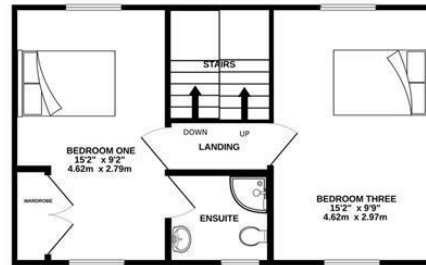
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



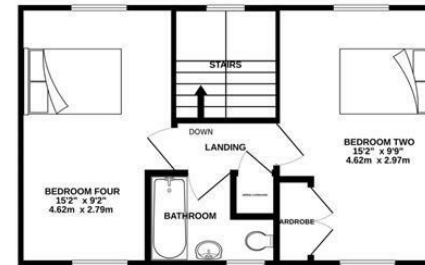
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



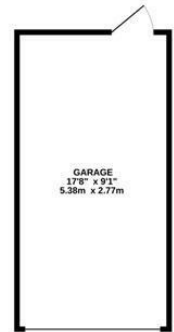
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



GARAGE
160 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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