



## DALBY STRAND

Witchelstowe, Swindon, SN1 7DB



## Dalby Strand, Witchelstowe, Swindon SN1 7DB

- 50% SHARED OWNERSHIP
- Semi Detached House
- Three Bedrooms
- Driveway Parking For Two Vehicles (EV charging point)
- Enclosed Rear Garden
- Downstairs Cloakroom
- 15ft Kitchen/Diner
- 5 Years Remaining On NHBC
- EPC Rating - B
- Excellent Location

**Price £167,500**



\*\*\* 50% SHARED OWNERSHIP \*\*\* We are delighted to offer this well presented and spacious three bedroom semi detached house located in the popular area of Wichelstowe within walking distance to East Wichel primary school (recently won the TES awards primary school of the year 2025), Kingfisher CE Academy, Deanery CE Academy, Waitrose and The popular Hall and Woodhouse pub & restaurant, also offering excellent country walks for dogwalkers and walkers alike. The accommodation comprises of living room, kitchen/diner, cloakroom, three bedrooms and bathroom. Property also benefits from driveway parking for two vehicles, enclosed rear garden and gas central heating. An early viewing is highly recommended.

### Living Room

uPVC window to front elevation. Stairs to first floor. Radiator.

### Kitchen/Diner

uPVC window to rear elevation. Gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Understairs cupboard. LVT flooring. Radiator.

### Rear Lobby

Door to rear garden. LVT flooring. Radiator.

### Cloakroom

White suite comprising of pedestal wash hand basin with splash back tiles and low level W.C. Extractor fan. LVT flooring. Radiator.

### Landing

Loft access (partly boarded with loft ladder and light).

### Bedroom One

Two uPVC windows to front elevation. Storage cupboard. Radiator.

### Bedroom Two

uPVC window to rear elevation. Radiator.

### Bedroom Three

uPVC window to rear elevation. Radiator.

### Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. LVT flooring. Heated towel rail.

### Front

Low maintenance shrub borders with hedging. Paved path leading to storm porch. Gated access to rear.

### Parking

Driveway parking for two vehicles with additional visitors spaces to the front of the property. EV charging point. Outside light.

### Rear Garden

Enclosed by timber fencing. Mostly laid to lawn with low maintenance shrub borders. Paved patio. Gated access to front. Outside light and tap.

### Part Rent Charges

£378 a month.

### Lease Terms

125 year lease with 120 years remaining.

### Management & Ground Rent

£46 a month.

### Sizes

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

### Viewings

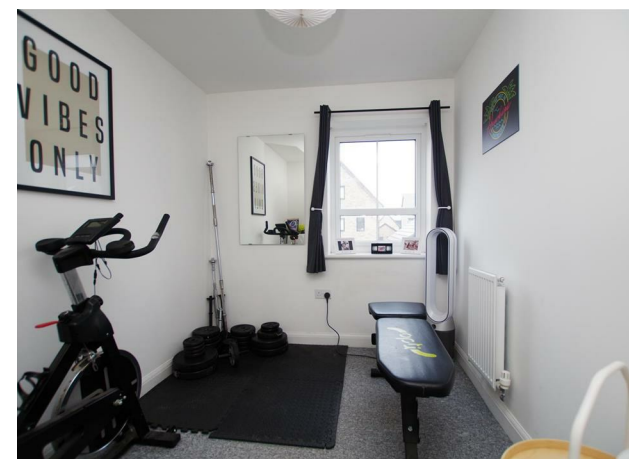
Strictly via our Swindon office telephone (01793) 641641.

### Mortgages

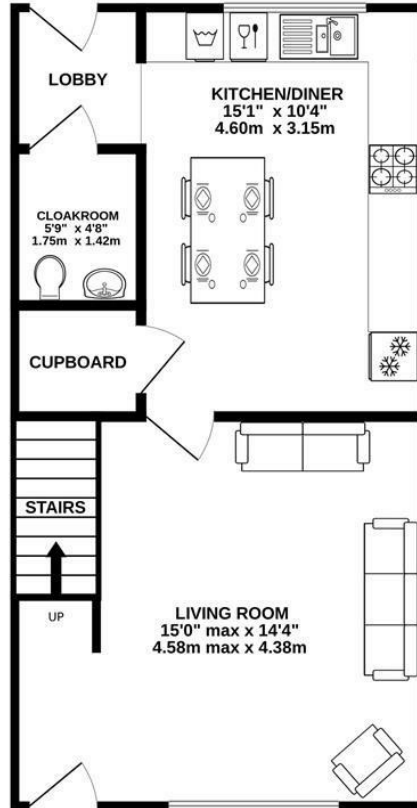
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### Money Laundering

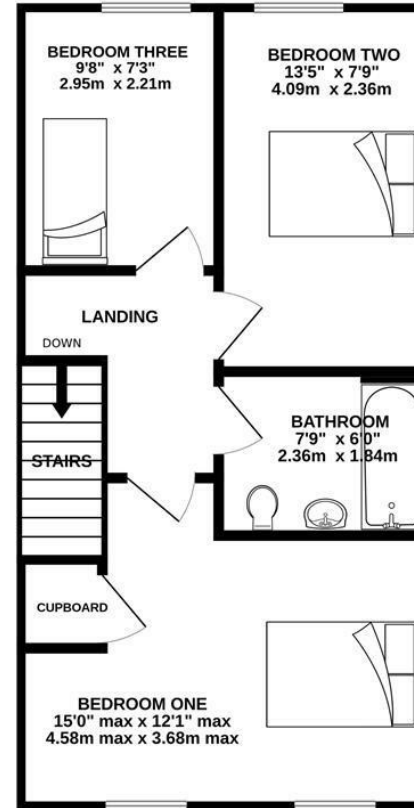
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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