



Room 5, 85 Winifred Street, Old Town, Swindon, Wilts, SN3 1RT
£800 Per Week

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Swindon Homes are pleased to be able to let this large room with en-suite in this well presented, shared house. The accommodation comprises main entrance hall with doors to two rooms, utility room, shared lounge and kitchen, stairs to first floor with doors to a further three rooms. Further benefits include gas central heating, double glazed windows and doors and an enclosed garden. The property is close to Old Town shops and amenities with easy access to the A419 and M4 if required.

All Bills Included.

Bedroom (Room 5)

13'9 x 10'10 (4.19m x 3.30m)

uPVC Double glazed window to side and rear aspect. Large double bedroom with triple wardrobe, double bed, 2x bedside units, radiator

En-suite

5'6 x 10'11 (1.68m x 3.33m)

uPVC Frosted window to rear. Large en-suite with corner shower unit, low-level WC, pedestal wash basin

Communal Lounge

13'6 x 12'12 (4.11m x 3.66m)

Communal lounge with uPVC window to side aspect, uPVC window to rear aspect, sofa, dining table and chairs, television, radiator

Communal Kitchen

16 x 5 (4.88m x 1.52m)

Two uPVC double glazed windows to rear aspect, white units at eye- and base- level, matching wooden work surfaces, single bowl stainless steel sink unit with mixer tap, 2 electric ovens, 5 ring gas hob, extractor fan. Also included is a fridge/ freezer, microwave, kettle and double toaster.

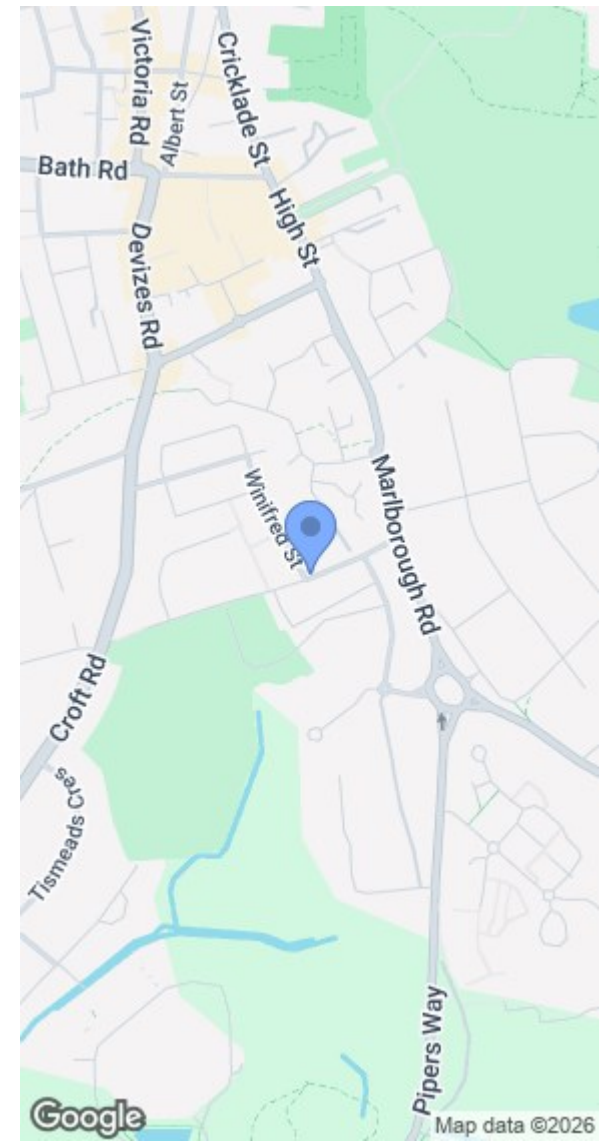
Communal Laundry Room

6'4 x 6'3 (1.93m x 1.91m)

Communal utility room with two washing machines and a tumble drier. These are controlled via a coin-operated timer.







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