

Property details approval form

285 Penhill Drive, Swindon, Wiltshire, England, SN2 5HG

Date: 12 May 2026

Property Ref and Version: SDN314694 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£180,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Two double bedroom family home
- > 21 Ft lounge diner
- > Modern fitted kitchen
- > Enclosed well maintained rear garden
- > Combi-boiler only 7 years old
- > New windows fitted around 5 years ago
- > Hawksley Build- Non standard construction

○ Short Description

Situated in the established Penhill area of Swindon, this well-presented TWO DOUBLE BEDROOM HOME offers generous and versatile accommodation, perfectly suited to modern living. ENCLOSED REAR GARDEN

○ Long Description

Situated in the established Penhill area of Swindon, this well-presented two double bedroom home offers generous and versatile accommodation, perfectly suited to modern living.

The ground floor welcomes you with an entrance porch leading into a hallway, opening through to an impressive 21ft lounge/diner—an ideal space for both relaxing and entertaining. This is complemented by a modern fitted kitchen and a useful utility room, adding practicality to the layout.

Upstairs, the property continues to impress with two spacious double bedrooms and a well-appointed family bathroom.

Externally, the home benefits from a fully enclosed rear garden, providing a private and low-maintenance outdoor space, ideal for entertaining or enjoying with family.

○ Directions

Your Connells office: Unit B11 North Swindon District Centre Thamesdown Drive, SWINDON,²
Wiltshire, SN25 4AN

T. 01793 709050 E. swindonnorth@connells.co.uk

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○ Agents Note

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○ Room Description

Ground Floor Accommodation

Entrance Porch

Double glazed window to the front aspect. Door to the entrance hall.

Entrance Hall

Door to entrance porch. Stairs rising to the first floor accommodation. Access to the lounge/diner and kitchen. Radiator.

Lounge/Diner

21' 11" x 11' 2" MAX narrowing to 8' 8" (6.68m x 3.40m MAX narrowing to 2.64m)

Double glazed window to the front and rear aspect. Access to the kitchen. Radiator.

Kitchen

10' 7" MAX narrowing to 7' 9" x 8' 3" (3.23m MAX narrowing to 2.36m x 2.51m)

Door to utility room. Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and tap. Marble work tops. Partially tiled to water sensitive areas. Space for under counter fridge. Integrated oven, four ring hob and cooker hood.

Utility Room

8' 1" x 4' 3" (2.46m x 1.30m)

Double glazed door to the rear garden. Double glazed window to the rear aspect. Space and plumbing for washing machine.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard.

Bedroom One

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

15' 4" x 9' 5" (4.67m x 2.87m)

Two double glazed window to the front aspect. Built-in-storage cupboard. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of WC, wash hand basin and walk in shower. Partially tiled to water sensitive areas.

External Features

Garden

Access to shed. Laid to patio and lawn.

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○ Property Images



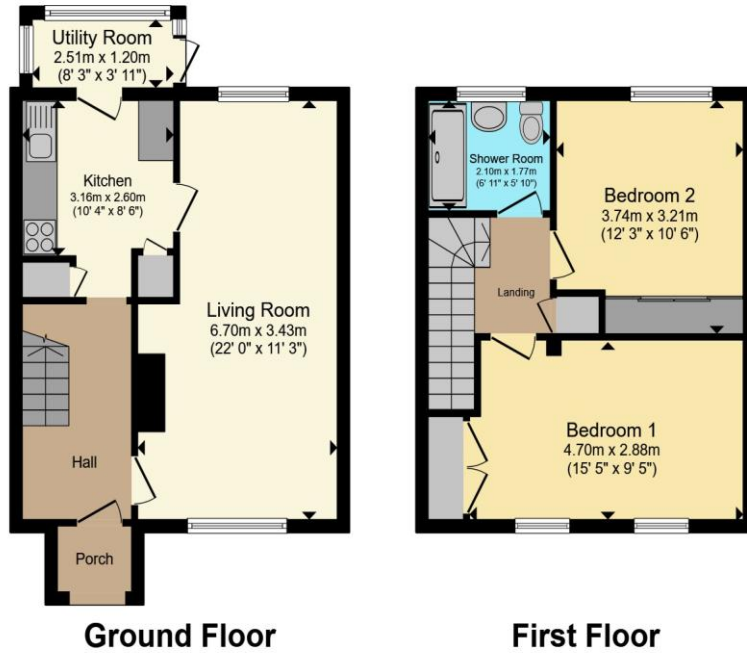
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○ Floor Plan



Total floor area 77.3 m² (832 sq.ft.) approx

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.propertybox.io

Connells

○ Approval

Signature

Date

	Signature	Date
Jack Paul		
Ms E. Davis-Stanier		