



Connells

William Morris Way
Tadpole Garden Village Swindon

William Morris Way Tadpole Garden Village Swindon SN25 2PT

for sale offers in excess of
£200,000



Property Description

NO ONWARD CHAIN! This modern two-bedroom first-floor apartment offers stylish and well-presented accommodation, with the added benefit of approximately two years remaining on the NHBC warranty. The property opens into a welcoming entrance hall, leading through to a bright and spacious open-plan living area. This impressive space incorporates a contemporary kitchen fitted with a range of built-in units and integrated appliances, ideal for both everyday living and entertaining. There are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate, well-appointed family bathroom serves the second bedroom and guests.

Externally, the property continues to impress, featuring a substantial 21ft garage along with allocated parking. Ideally located within a sought-after development, the property benefits from excellent nearby amenities, including a GP surgery and both primary and secondary schools within walking distance. Transport links are highly convenient, with a train station offering direct routes to London just a 15-minute drive away, alongside quick access to the A419 in under 5 minutes. A range of shopping and leisure facilities are also close at hand, with Orbital Shopping Park under 10 minutes away and the Designer Outlet reachable within 15 minutes.

Accommodation Details

Entrance Hall

Door to the communal entrance. Intercom system. Storage cupboard housing boiler. Radiator. Access to attic space. Doors to open plan living accommodation, bedrooms and bathroom.

Open Plan Living Accommodation

22' 6" x 13' 3" (6.86m x 4.04m)

Lounge Area

Two double glazed window to front aspect. Television point. Access to kitchen. Radiator.

Kitchen Area

Double glazed window to front aspect. Fully fitted kitchen with a range of modern base and wall mounted units comprising of cupboards and drawers. Work surfaces. Built in electric oven and four ring gas hob with extractor hood over. Built in dishwasher and washer/dryer machine. Built in fridge/freezer. One and a half bowl sink and drainer unit with mixer tap.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Double glazed window to front aspect. TV point. Telephone point. Access to ensuite shower room. Radiator.

Ensuite

Obscure double glazed window to side aspect. Three piece suite comprising of Low Level WC, Wash hand basin and walk-in-shower. Shave point. Partially tiled to water sensitive areas. Heated towel rail.

Bedroom Two

11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed window to front aspect.
Radiator.

Bathroom

Three piece suite comprising of panelled bath with mixer tap and shower, wash hand basin and low level WC. Tiling to water sensitive areas. Heated towel radiator. Extractor fan.

External Features

Parking

Allocated parking for one vehicle

Garage

21' 4" x 9' 8" (6.50m x 2.95m)

Up and over door to the front aspect.





Total floor area 73.4 m² (790 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



To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2340.00

Ground Rent:
 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SDN314773

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require 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.

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