



11 Wincombe Road, Coate

In Excess of £375,000

Waymark

11 Wincombe Road

Coate, Swindon

A beautifully presented three-bedroom detached family home, situated in a popular location on Wincombe Road in Coate.

Wincombe Road is positioned in the highly sought-after Coate area on the eastern edge of Swindon, offering an excellent balance of modern family living and access to beautiful open countryside. The property is conveniently located close to local shops, highly regarded schools and a wide range of everyday amenities, while the picturesque Coate Water Country Park is just moments away, offering scenic walking and cycling routes, children's play areas and recreational facilities. The location also benefits from excellent transport links, with easy access to the A419, M4 motorway and Swindon railway station.

The property offers well-proportioned and versatile accommodation throughout, with two reception rooms, including a lovely open-plan kitchen/diner and a separate sitting room with direct access to the garden.

The ground floor also benefits from a useful utility area and downstairs WC. Upstairs, there are three spacious and light bedrooms, with the principal bedroom being a particular feature of the property, offering a dedicated dressing area with fitted wardrobes and a modern en-suite shower room.

Externally, the property benefits from a beautifully landscaped and enclosed walled garden, providing a private and attractive outdoor space. There is also access to a partially converted garage, which benefits from power, lighting, flooring and insulation. The garage remains suitable for its original purpose if required, offering excellent flexibility for use as additional storage, a garage or potential office/studio space. There is also driveway parking leading up to the garage.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is upvc double glazing and mains gas central heating. This property must be viewed to be fully appreciated.





11 Wincombe Road

Coate, Swindon

Wincombe Road is situated in the highly sought-after Coate area on the eastern edge of Swindon, offering an excellent balance of modern living and access to open countryside. The location is within easy reach of local shops, well-regarded schools, and everyday amenities, while the beautiful Coate Water Country Park is just moments away, providing scenic walks, cycling routes and recreational facilities. The area also benefits from excellent transport links, with convenient access to the A419, M4 motorway and Swindon railway station, making it an ideal location for commuters travelling to Bristol, Reading, Oxford and London.

Council Tax band: E

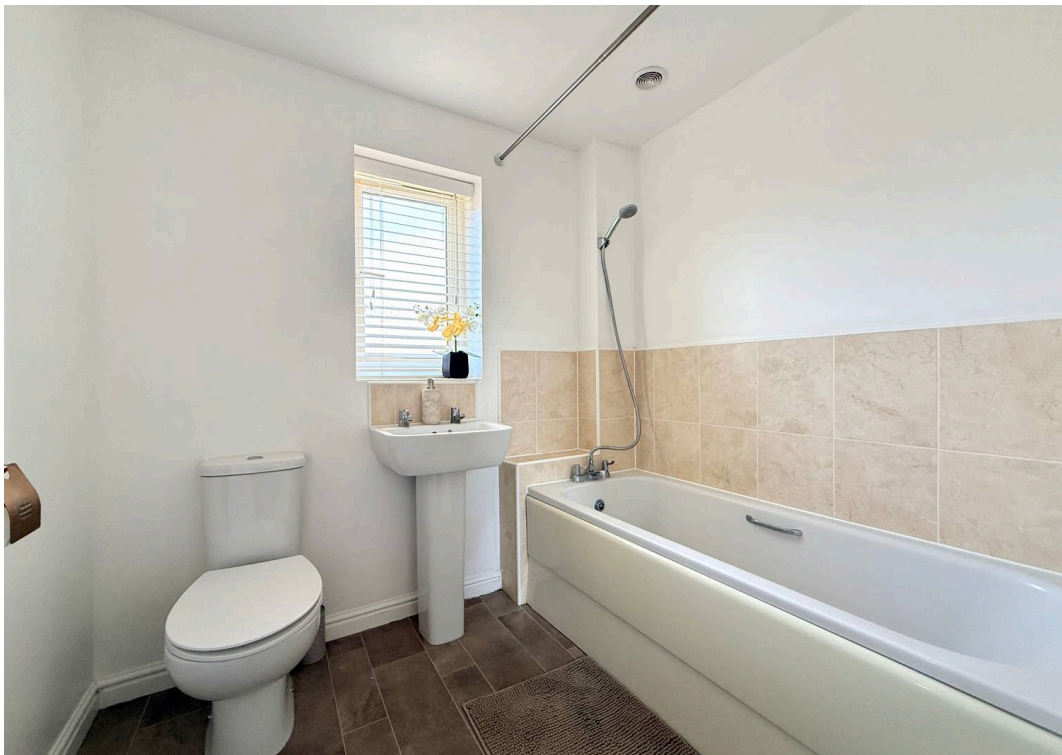
Tenure: Freehold

EPC Energy Efficiency Rating: B



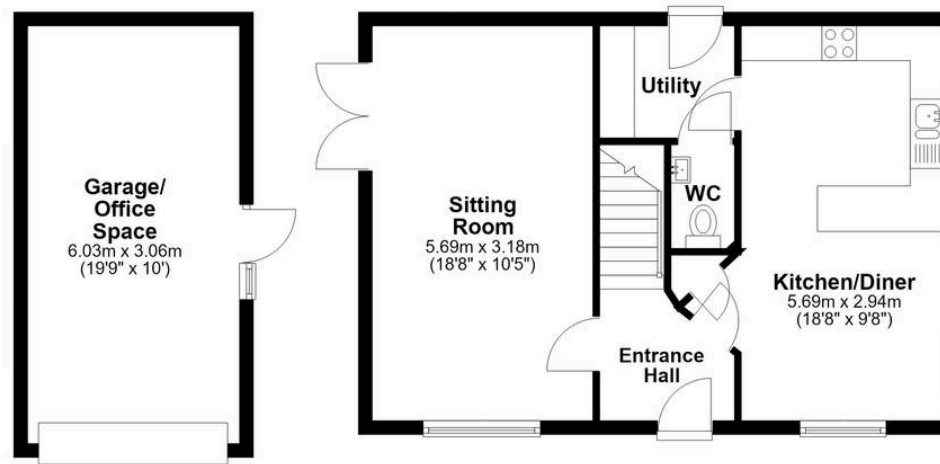
- Detached Family Home
- Three Spacious And Light Bedrooms
- Master Suite With Dressing Area And En-Suite
- Two Reception Rooms
- Including Open Plan Kitchen/Diner
- Sitting Room With Access To Garden
- Two Modern Bathrooms
- Landscaped Garden
- Garage And Driveway Parking
- Converted Garage Creating Potential Office/Studio





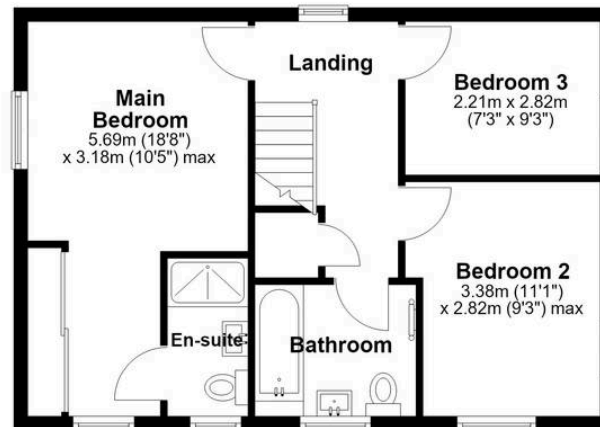
Ground Floor

Approx. 65.5 sq. metres (704.8 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.