



104 Mustang Way, SN5 5DY

£220,000



Nestled in a quiet cul-de-sac in Sparcells, Swindon, this beautifully presented two-bedroom coach house offers an ideal blend of comfortable living and practicality. With a large PRIVATE GARDEN, allocated parking, and a single garage, this FREEHOLD home (with a leasehold garage) is offered with no onward chain, making for a smooth transition.

- Coach House
- Large Private Garden
- 2 Good-sized Bedrooms
- Recently Redecorated
- Ready to Move In To
- Ideal First Time / Investment Buyer
- Close to Local Amenities
- No Chain
- Flexible Viewings Available
- Freehold

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Property Type: Coach House

Council Tax Band: B

Tenure: Freehold

Please note: The garage is part of a leasehold arrangement with 985 years remaining and an annual estate charge of £70 to Firstport.



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Upon entering, you are greeted by an inviting entrance hall, leading to the spacious single garage which also provides internal access to the private rear garden – a blank canvas ready for your personal touch and outdoor enjoyment.

Ascending to the first floor, the generously proportioned lounge/diner creates a bright and versatile living space, perfect for relaxation and entertaining. The well-appointed kitchen flows seamlessly, offering a functional area for culinary endeavours. This floor also hosts two comfortable bedrooms, providing restful retreats, complemented by a modern family bathroom.

Strategically located, this home benefits from excellent local amenities and transport links, making day-to-day life convenient.

Room Measurements:

Garage: 2.49m x 5.33m (plus storage)

Lounge/Diner: 5.22m x 5.41m

Bedroom One: 3.70m x 0.09m

Bedroom Two: 1.93m x 2.64m

Bathroom: 1.74m x 2.14m

Kitchen: 1.99m x 2.60m

Key Information:

Floor Area: 570 sq ft

Property Age: 2010 onwards

Heating: Mains Gas, Gas Central

Electric Supply: Mains supply

Water Supply: Mains supply

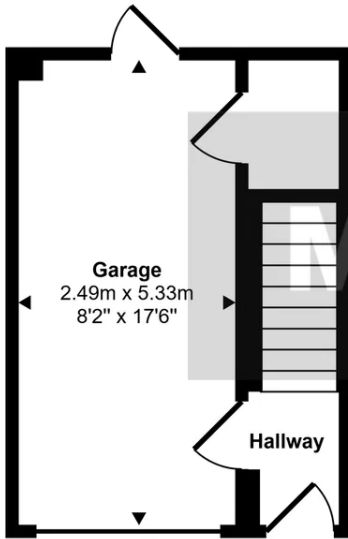
Broadband: FTTP

This delightful coach house offers a fantastic opportunity for those seeking a well-located and easy-to-maintain home. Arrange a viewing today to truly appreciate all it has to offer.

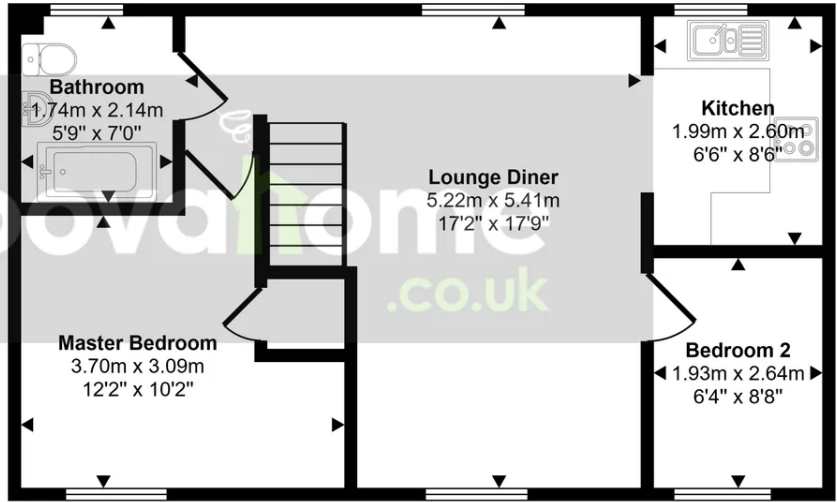
* Some pictures are staged for illustration only.



Approx Gross Internal Area
69 sq m / 745 sq ft



Ground Floor
Approx 20 sq m / 211 sq ft



First Floor
Approx 50 sq m / 535 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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