



Selwyn Road, Tadpole Garden Village, Swindon, SN25 2RW

£395,000
(Subject to Contract)

Hanley's

Selwyn Road Tadpole Garden Village, SN25 2RW

A beautifully presented four-bedroom semi-detached house situated in a popular location close to local amenities and schools. The spacious accommodation includes an entrance hall with built-in understairs storage, cloakroom, a modern kitchen/dining room fitted with a range of wall and base units, integrated dishwasher, fridge/freezer and double oven with gas hob and extractor fan over. The living room has French doors opening into the conservatory offering access to the rear garden. To the first floor: landing with airing cupboard housing the gas fired combination boiler and access to the insulated loft, family bathroom with bath and shower over, along with four bedrooms, all with fitted wardrobes; the main bedroom also includes an en-suite shower room. Additional features include gas radiator central heating, double glazing and plantation shutters to most windows. Outside to the front is a small garden and driveway parking leading to a single detached garage with power, light, electric door and a personal door to the rear garden. Gated access from the front leads to a generous rear garden, enclosed by panel fencing, mainly laid to lawn with a patio area. There is a management charge of £250 annually (1st April -31st March) which can be paid either monthly or annually.



2 Bathrooms



4 Bedrooms



1 Reception

EPC: B 84

Council Tax Band: E Tenure: Freehold

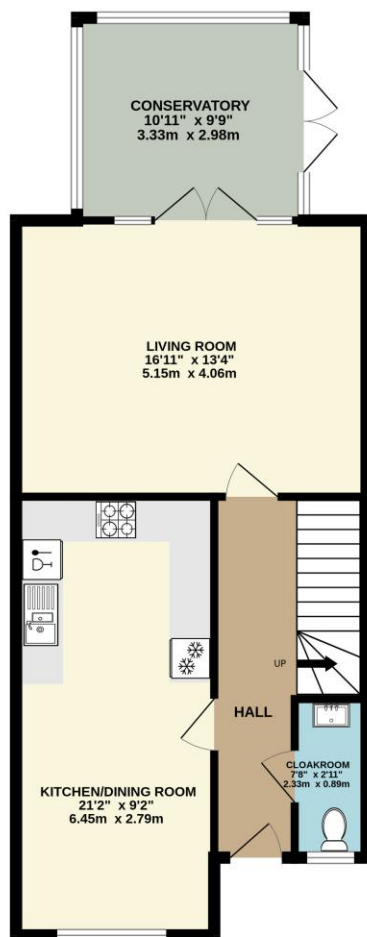


DISCLAIMER. These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

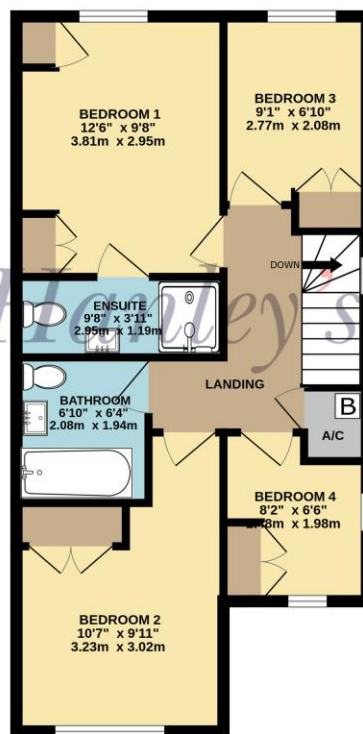




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



GARAGE
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Hanley's Estate Agents
25 High Street, Highworth, SN6 7AG
Tel: 01793 762005 mail@hanleys.co.uk