

for sale

offers in excess of **£150,000**



Padstow Road Swindon SN2 2EG

NO ONWARD CHAIN! A well-presented **ONE BEDROOM COACH HOUSE** ideally located within the popular Churchward development in Swindon, offering excellent access to the town centre and key amenities. **GARAGE AND DRIVEWAY PARKING**



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Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details

Entrance Hall

Double glazed door to front at ground level. Stairs rising to first floor. Radiator.

Landing

Double glazed window to rear aspect. Storage cupboard. Radiator. Access to Lounge, Bedroom & Bathroom.

Lounge

17' x 12' (5.18m x 3.66m)

Kitchen

12' 6" x 5' 7" (3.81m x 1.70m)

Double glazed window to rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawer units with work surfaces and part tiled walls. Inset sink & drainer with mixer taps. Integrated electric oven, four ring electric hob & cooker hood over. Space and plumbing for washing machine. Space for fridge freezer. Boiler.

Bedroom

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to front aspect. Airing cupboard. Radiator.



Bathroom

Double glazed window to rear. Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level wc. Partly tiled. Shaver point. Radiator.

External Features

Parking

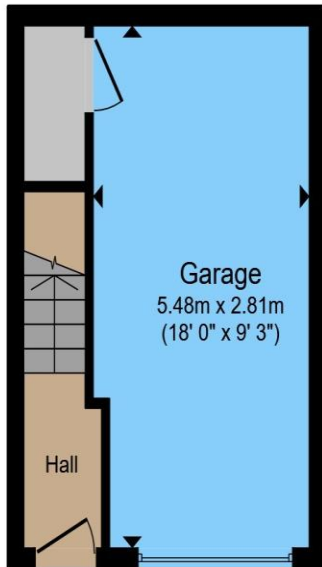
There is allocated parking in front of the garage

Garage

17' 6" x 8' 1" (5.33m x 2.46m)

Power and light. Up and over door to the front.





Ground Floor



First Floor

Total floor area 69.7 m² (750 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

To view this property please contact Connells on

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

Property Ref: SDN314875 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 555.36

Ground Rent: 102.00

view this property online
connells.co.uk/Property/SDN314875

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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