



13 Stancombe Park, Westlea, Swindon, SN5 7AP

Price Guide £375,000 Freehold





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NESTLED IN A SOUGHT AFTER CUL-DE-SAC IN WESTLEA, THIS SPACIOUS DETACHED FAMILY HOME SITS ON A CORNER PLOT AND IS BEING SOLD WITH NO ONWARD CHAIN. THE ACCOMMODATION INCLUDES: ENTRANCE HALL, A GOOD SIZE LOUNGE WITH DOUBLE DOORS LEADING TO A DINING ROOM, A SUNNY CONSERVATORY AND A KITCHEN. THERE IS A USEFUL UTILITY ROOM AND A CLOAKROOM. TO THE FIRST FLOOR THERE ARE FOUR LARGE BEDROOMS (THREE DOUBLES AND A LARGE SINGLE/SMALL DOUBLE), AN ENSUITE SHOWER ROOM AND A FAMILY BATHROOM. THE REAR GARDEN IS MAINLY LAID TO LAWN WITH VARIOUS SMALL TREES AND SHRUBS, A PATIO, SHED, AND SIDE ACCESS WHICH LEADS TO THE FRONT WHERE THERE IS DRIVEWAY PARKING FOR TWO CARS AND FURTHER GARDEN. ALTHOUGH SOME REDECORATION AND UPDATING IS REQUIRED, THIS SPACIOUS HOUSE HAS BEEN WELL LOVED AND MAINTAINED OVER THE YEARS.

DON'T MISS OUT ON THE CHANCE OF MAKING THIS FABULOUS FAMILY HOME YOUR OWN.

## Situation

Westlea is a popular residential development in West Swindon close to excellent schools, shops and amenities. West Swindon District Shopping Centre is just a few minutes walk where you will find an Asda supermarket, range of shops, hairdressers, coffee shops, pub and food outlets. The Link Centre with Ice Rink, gym and swimming pool and Shaw Ridge Leisure Complex with cinema, bowling and restaurants are all within easy reach. Junction 16 of the M4 is approx 1.5 miles distance and there is easy access to the A419. West Swindon also offers an excellent bus service.

- **\*\* NO ONWARD CHAIN \*\***
- **FOUR BEDROOMS**
- **GARAGE**
- **CONSERVATORY**
- **ENSUITE & CLOAKROOM**
- **UTILITY ROOM**
- **SPACIOUS LOUNGE**
- **DINING ROOM**
- **LOVELY REAR GARDEN**
- **GAS CH & DOUBLE GLAZING**

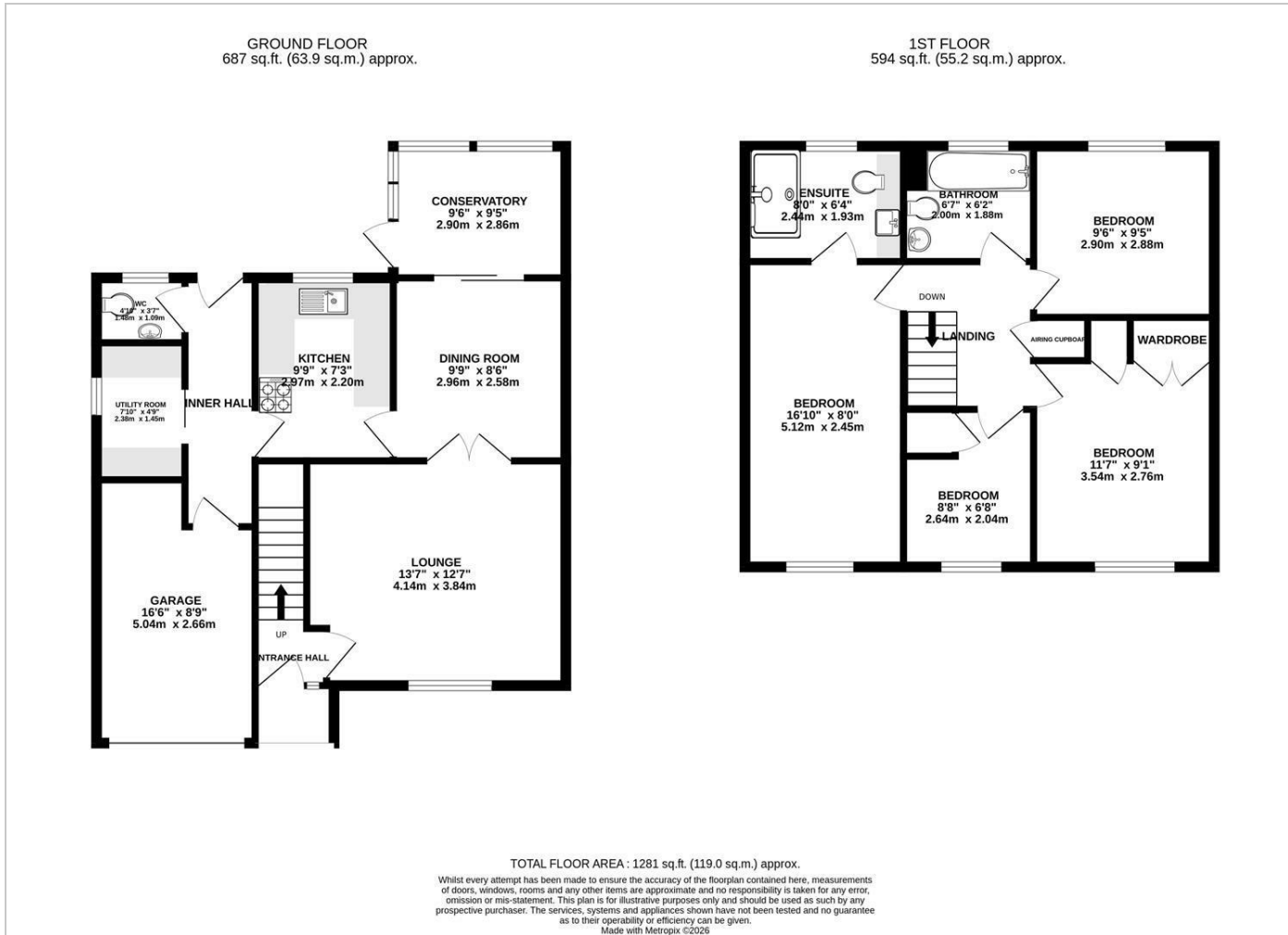
Council Tax Band: D

## Viewing Arrangements

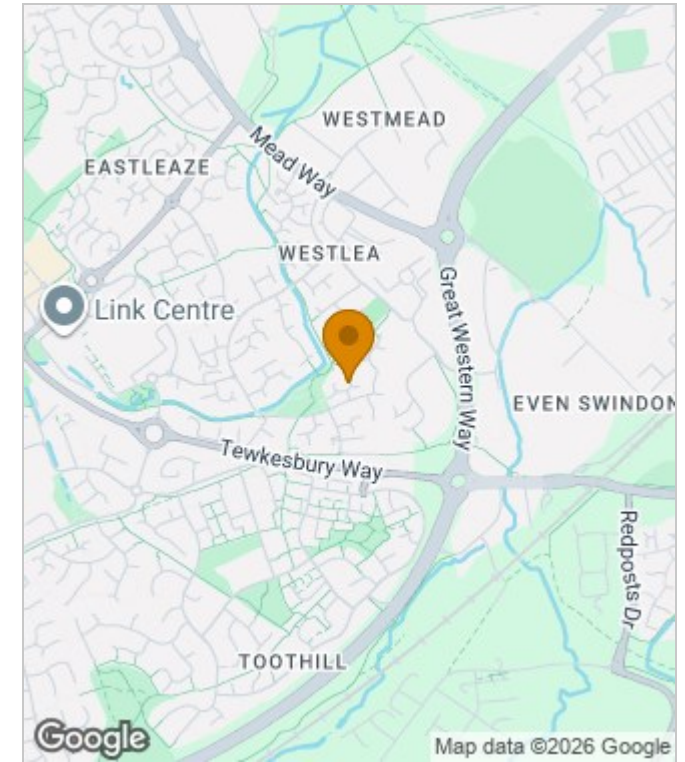
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



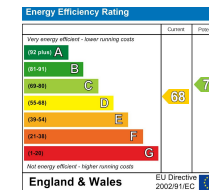
## Floor Plans



## Area Map



## Energy Performance Graph



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