THE PLANKS

Old Town, Swindon, SN3 1FJ

PRIMARY
HOMES & LETTINGS

The Planks, Old Town, Swindon SN3 1FJ

- Grade II Listed Character Property
- Two DOUBLE Bedrooms
- 16ft Lounge/Diner
- Modern Kitchen/Diner
- Downstairs Cloakroom
- Two En-Suites
- Secured Gated Entry
- Allocated Parking With Additional Visitors Spaces
- Excellent Location

Guide Price £400,000

*** GUIDE PRICE £400,000 - £425,000 *** We are delighted to present this stunning Grade II listed two DOUBLE bedroom cottage style home, ideally situated within a secure gated development in the heart of Old Town. Perfectly positioned within easy walking distance of the vibrant Wood Street, with a fantastic selection of independent shops, cafés, bars and restaurants, while the picturesque Lawn Woods and Town Gardens are also close at hand, providing a tranquil escape from the surrounding town. Combining character and contemporary living, the property has been tastefully modernised by the current owners but also retains a wealth of original features. The accommodation comprises of entrance porch, spacious lounge/diner, cloakroom, modern kitchen/diner, two generously proportioned bedrooms, both benefiting from en-suites. Externally, the property further benefits from a outside seating area, allocated parking, additional visitors parking and a communal bike and bin store. Must be viewed.

Entrance Porch
Double doors to hall.

Hall
Stairs to first floor. Understairs cupboard. Solid wood flooring. Vertical radiator.

Cloakroom
White suite comprising of wash hand basin with splashback tiles and low level W.C. Extractor fan. Inset ceiling lights. Solid wood flooring. Radiator.

Lounge/Diner
Double glazed windows to front elevation with shutters. Brick surround fireplace with Wood burner and solid Oak mantle. Solid wood flooring. Radiator.

Kitchen/Diner
Double glazed windows to front elevation with shutters. Wall and base units with worktops over. Ceramic sink with mixer tap. Built in single oven. Induction hob with extractor hood over. Integral washing machine and dishwasher. Space for fridge/freezer. Inset ceiling lights. Tiled flooring. Radiator.

Landing
Velux window to rear elevation. Airing cupboard.

Bedroom One
Double glazed windows to front and side elevation. Walk in wardrobe. Exposed beams. Radiator.

En-Suite
Double glazed window to side elevation. White suite comprising of double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two
Double glazed window to front elevation. Built in double wardrobe. Loft access. Exposed beams. Radiator.

En-Suite
Velux window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Heated towel rail.

Parking
Allocated parking for one vehicle. Additional visitors spaces to the front.

Communal
Communal bike and bin store.

Management Charges
£35 a year.

Tenure
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

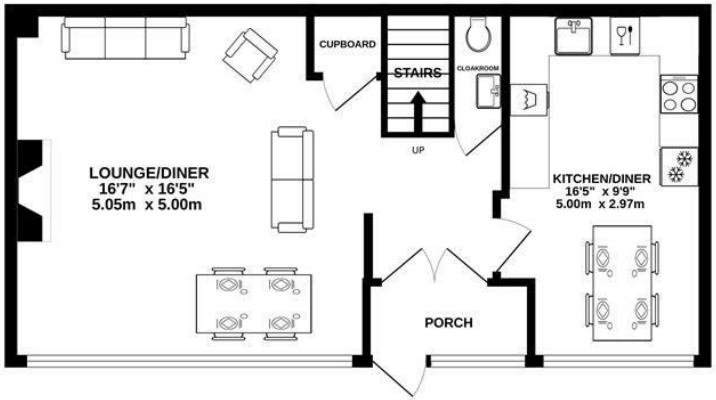
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.

GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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.
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