



26 Lynmouth Road, Swindon  
Swindon

£175,000

mcfarlane

# 26 Lynmouth Road

Swindon, SN2

McFarlane Sales & Lettings are delighted to present this generously proportioned second floor apartment, ideally situated within the popular Churchward development. Perfectly positioned just a short stroll from Swindon Town Centre and Swindon Designer Outlet, the property enjoys convenient access to a wide range of local amenities, as well as excellent transport links including the M4, making it an ideal choice for commuters and professionals alike.

The accommodation is both spacious and well laid out, comprising a welcoming entrance hall leading into a bright and airy living/dining room, perfect for both relaxing and entertaining with access to the balcony. The fitted kitchen offers space and practicality while two well sized double bedrooms provide comfortable and versatile living space. A contemporary family bathroom completes the interior.

Externally, the property further benefits from a private garage, adding valuable storage or parking space. Additional features include gas central heating and a secure phone entry system and a balcony which provides a private outside area.

This well presented apartment offers an excellent opportunity for first-time buyers, investors, or those looking for convenient, modern living in a well connected location.



## 26 Lynmouth Road

Swindon, SN2

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- BALCONY
- GARAGE
- SPACIOUS LIVING & DINING
- NO ONWARDS CHAIN



# 26 Lynmouth Road

Swindon, SN2

Spacious third floor apartment in popular Churchward, just a short walk from Swindon Town Centre. Featuring a bright living/dining room, fitted kitchen, two double bedrooms and modern bathroom. Benefits include private garage, balcony, gas central heating and secure entry system.

Council Tax band: C

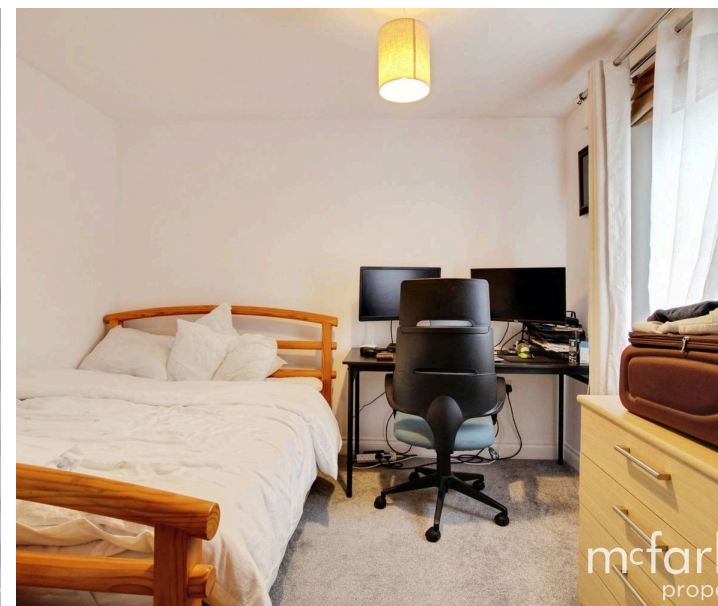
Tenure: Leasehold; 975 Years remaining

Service Charge: £1,800 per year

Ground Rent: £217 per year

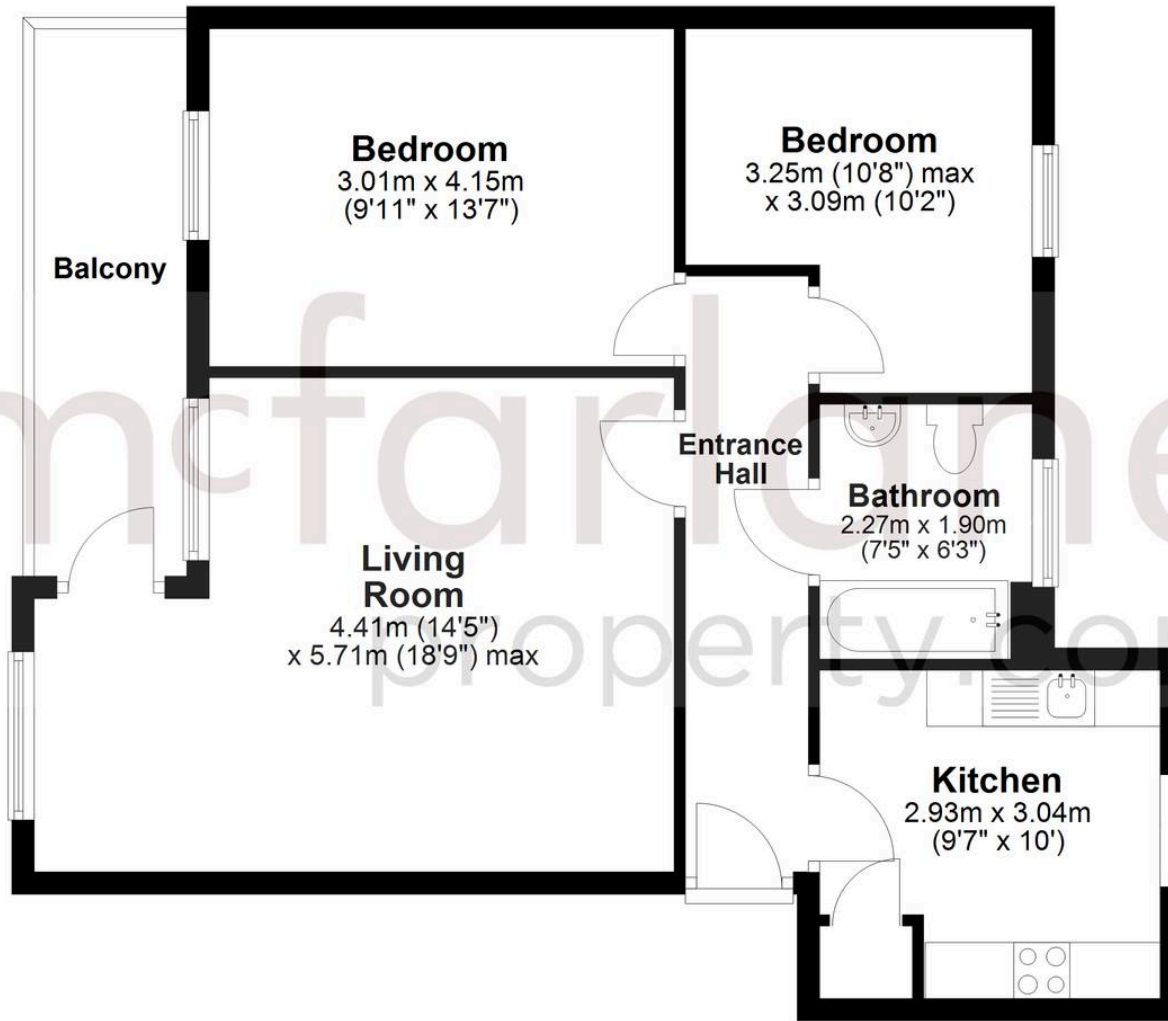
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



## Second Floor

Approx. 64.5 sq. metres (694.2 sq. feet)  
(excluding Balcony)



Total area: approx. 64.5 sq. metres (694.2 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

01793 611841 • [lettings@mcfarlaneproperty.com](mailto:lettings@mcfarlaneproperty.com) • [www.mcfarlaneproperty.com/](http://www.mcfarlaneproperty.com/)

**mcfarlane**  
property.com