



alan  
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# Doulton Close, Swindon, SN25 2FT

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PROPERTY SALES & LETTINGS



- DETACHED Coach House
- Allocated Parking
- Open Plan Kitchen/Living Room
- Ideal Investment Property
- Sold With Vacant Possession
- Two Bedrooms
- Gas Central Heating
- Leasehold
- Potential Rental Income £1100pcm
- No Onward Chain

# 34 Doulton Close Swindon, SN25 2FT

**Guide price £184,995**

A very well presented and freshly decorated detached two-bedroom coach house, pleasantly situated in a cul-de-sac within the popular Redhouse area of North West Swindon. The property benefits from gas central heating and uPVC double glazing.

The accommodation briefly comprises a ground floor entrance lobby with stairs rising to the first floor, where there are two bedrooms,

a bathroom, and an open plan kitchen/living area.

Outside, the property offers allocated parking.

This would make an ideal first-time purchase or a great investment opportunity, with a potential rental income of approximately £1,100 per calendar month.

For more information, contact Alan Hawkins Property Sales today.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

**Council Tax: Swindon Council**

Tax Band C For year 2022/23 = £1,703.62  
For information on tax banding and rates, please call Swindon Council

**Service Charge - £385 per annum**

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Upto 100 mbps (Ofcom)

Water + Waste: Mains

Electric: Mains

Gas: Mains

**Ground Rent - £183.93 per annum**

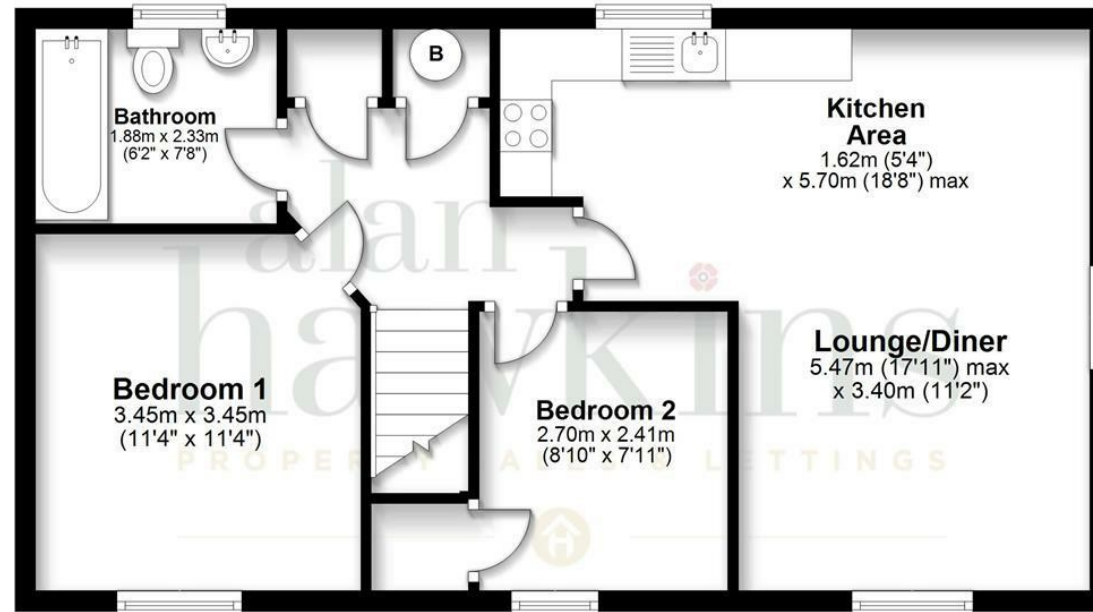
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



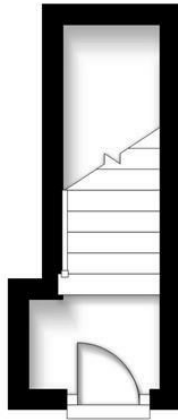
## First Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



## Ground Floor

Approx. 3.6 sq. metres (38.6 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.  
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