

Property details approval form

2 Sawyer Road, Swindon, Wiltshire, SN25 4WP

Date: 13 May 2026

Property Ref and Version: SDN314850 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Three bedroom family home
- > 16 Ft lounge
- > Conservatory
- > Bedroom one with ensuite shower room
- > Well maintained enclosed rear garden
- > Garage and driveway parking
- > Located in the popular residential area of AbbeyMeads North Swindon

○ Short Description

Situated in the highly sought-after residential area of ABBEY MEADS NORTH SWINDON, this attractive and well-presented three-bedroom family home offers spacious and versatile accommodation throughout. GARAGE. Well maintained GARDEN

○ Long Description

Situated in the highly sought-after residential area of Abbey Meads, this attractive and well-presented three-bedroom family home offers spacious and versatile accommodation throughout. The property has been lovingly maintained and improved by the current owners and is presented to a high standard throughout. Upon entering, you are welcomed by a bright entrance hall which leads to a convenient downstairs cloakroom and a generously sized lounge, providing the perfect space for both relaxing and entertaining. To the rear of the property is a well-appointed fitted kitchen offering ample storage and workspace, with access through to a light and airy conservatory that enjoys pleasant views over the rear garden and provides additional reception space suitable for dining or family use. The first floor boasts three well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite. Externally, the property continues to impress with a beautifully maintained and fully enclosed rear garden, ideal for outdoor entertaining, children, or pets. Further benefits include a garage and driveway parking providing convenient off-road parking. Located close to a range of local amenities, reputable schools, transport links, and green spaces, this fantastic home

○ Directions

Your Connells office: Unit B11 North Swindon District Centre Thamesdown Drive, SWINDON, Wiltshire, SN25 4AN

T: 01793 709050 E: swindonnorth@connells.co.uk

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○ Agents Note

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○ Room Description

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Door to the kitchen and lounge. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin. Radiator.

Kitchen

11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Integrated oven, four ring gas hob and cooker hood. Radiator.

Lounge

16' 7" x 14' 8" (5.05m x 4.47m)

Double glazed window to the rear aspect. Double glazed French doors to the conservatory. Under stair storage cupboard. Television point. Telephone point. Two radiators.

Conservatory

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to the front and side aspect. Double glazed door to the rear garden. Electric heater.

First Floor Accommodation

First Floor Landing

Access to all rooms and family bathroom. Built-in-wardrobes. Radiator.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to the front aspect. Built-in-wardrobes. Access to the ensuite shower room. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower. Tiled splash back. Radiator.

Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath with mixer tap. Extractor fan. Heated towel rail.

External Features

Garden

Fenced boundaries. Laid to lawn, patio and decking. Gate to the front.

Parking

Driveway parking

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○ Room Description

Garage

16' 3" x 9' 2" (4.95m x 2.79m)

Up and over door to the front aspect.

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○ Property Images



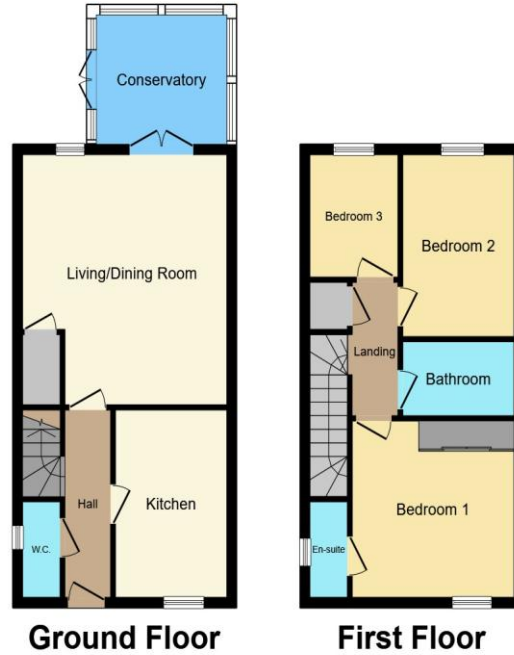
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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Nick Catlin		
Mr A. Searle		