



BELSAY

Toothill, Swindon, SN5 8HB


PRIMARY
HOMES & LETTINGS

Belsay, Toothill, Swindon SN5 8HB

- EXTENDED Semi Detached House
- Three Bedrooms
- POTENTIAL FOR FURTHER EXTENSION (STPP)
- Driveway Parking
- Integral Garage
- Good Size Rear Garden
- Two Reception Rooms
- Downstairs Cloakroom/Utility
- Bathroom
- Excellent Location

Price £290,000



Primary Homes & Lettings are delighted to offer this EXTENDED three bedroom semi detached house offering excellent POTENTIAL FOR FURTHER EXTENSION (subject to planning permission). The accommodation comprises of entrance porch, living room, kitchen/diner, versatile family room, utility/cloakroom, three bedrooms and bathroom. Property also benefits from an integral garage, driveway parking, good size rear garden and gas central heating. Located in a quiet cul-de-sac within the popular Toothill area, the property is ideally located close to local schools, West Swindon Shopping Centre, Shaw Ridge Leisure Centre, and offers excellent transport links, including convenient access to the M4 motorway. An early viewing is highly recommended.

Entrance Porch

Composite front door. Laminate flooring. Door to living room.

Living Room

uPVC window to front elevation. Stairs to first floor. Radiator.

Kitchen/Diner

uPVC window and sliding door to rear garden. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Space for cooker and fridge/freezer. Space and plumbing for dishwasher. Larder cupboard. Part tiled walls. Part vinyl flooring. Radiator.

Lobby

Tiled flooring. Door to garage.

Utility/Cloakroom

uPVC window to side elevation. Stainless steel sink. Low level W.C. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring.

Family Room

uPVC window to rear elevation. Radiator.

Landing

Loft access (partly boarded with loft ladder and light). Airing cupboard housing boiler.

Bedroom One

uPVC window to front elevation. Built in wardrobes. Radiator.

Bedroom Two

uPVC window to rear elevation. Laminate flooring. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. Suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Heated towel rail.

Integral Garage

Electric roller door. Door to lobby. Light and power.

Front

Driveway parking for two vehicles. Path leading to storm porch. Laid to lawn with mature bushes. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Paved patio. Mostly laid to lawn with mature hedges and raised flowerbed. Gated access to front. Outside tap.

Notes

Boiler is 6 months old.

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.

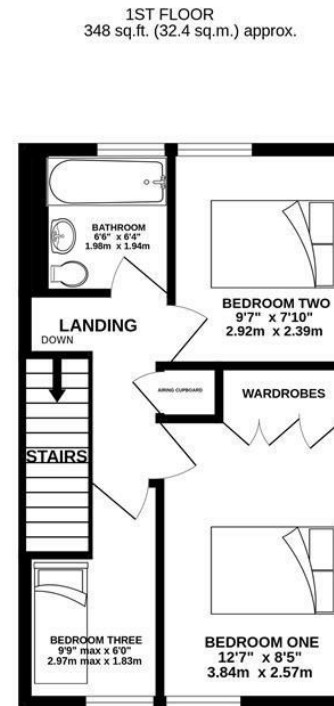
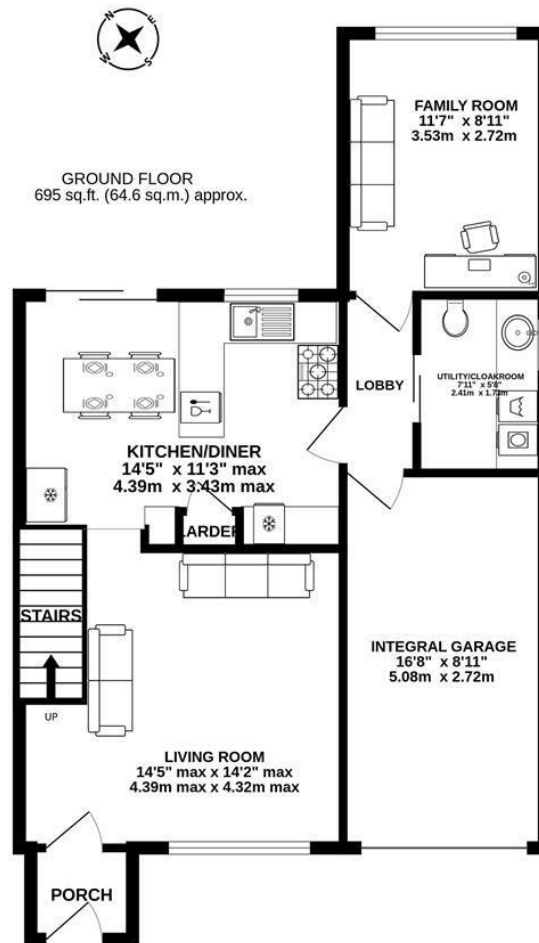
Mortgages

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.





TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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