



**Flat 9, 59 William Morris Way, SN25 2PP**

**£162,500**



Discover your perfect next home: a modern and beautifully presented one-bedroom apartment in Tadpole Garden Village, offering stylish living with invaluable allocated parking – an ideal retreat for those seeking convenience and quality.

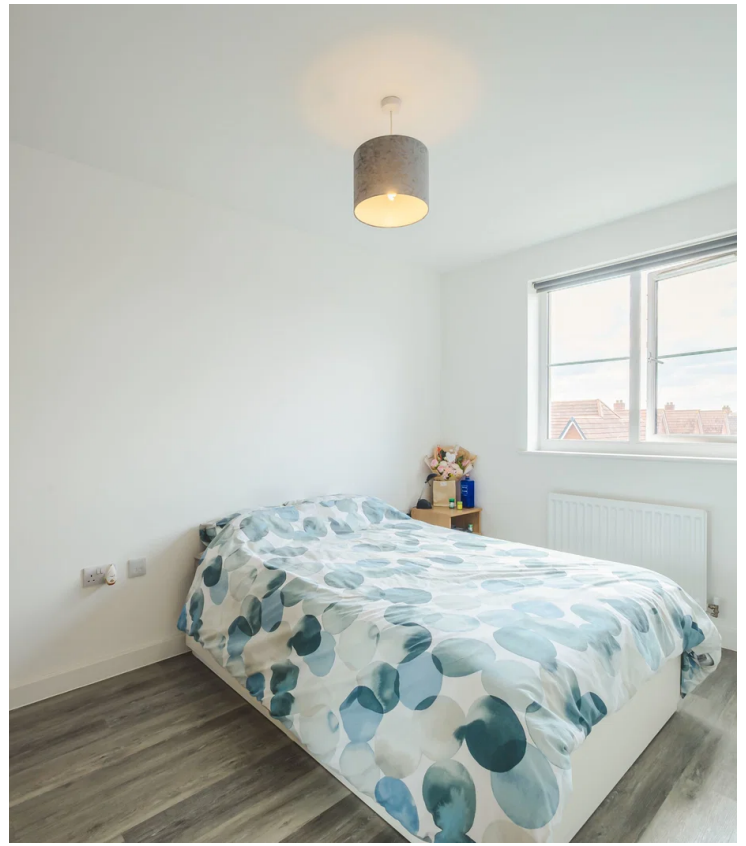
- Modern Finish
- Allocated Parking
- Local shops, Cafes, and Nature walks
- 2nd Floor
- 113 years remaining on lease

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

**Property Type: Flat**

**Council Tax Band: B**

**Tenure: Leasehold**



**Your perfect first step onto the property ladder awaits: an affordable and beautifully presented one-bedroom apartment in Tadpole Garden Village, offering stylish living with invaluable allocated parking – an ideal starter home!**

Dreaming of your first home? This inviting one-bedroom apartment is an exceptional opportunity for first-time buyers, perfectly situated to offer easy access to everything you need. Nestled in the desirable Tadpole Garden Village, it's designed for modern living, providing a comfortable and convenient space to call your own.

Step inside to find a home finished to a high standard, boasting a bright and airy reception room – it's a brilliant space for relaxing after work or having friends over, filled with natural light to create an inviting atmosphere. The well-appointed kitchen diner integrates seamlessly with the living space, offering practicality alongside its contemporary design, making it easy to whip up your favourite meals.

You'll find a generously sized master bedroom, offering a peaceful sanctuary for a good night's sleep, alongside a clean and modern bathroom. Located on the second floor, it provides a pleasant outlook and a tranquil setting.

A significant advantage for any first-time buyer is the allocated parking, ensuring convenience and peace of mind right from the start! The property also benefits from an impressive EPC rating of B, helping to keep energy costs efficient and manageable.

Located in the SN25 2PP postcode area, the property benefits from mains gas central heating and FTTC broadband, ensuring modern comfort and connectivity.

Tadpole Garden Village is a highly sought-after location, known for its welcoming community feel, excellent local schools, charming cafes, and traditional local pubs. For those who enjoy the outdoors, there are a variety of nearby nature walks, perfect for relaxing weekends and staying active.

This home isn't just an apartment; it's a smart and affordable entry point into homeownership, allowing you to begin your property journey with confidence and ease. With a floor area of 479 sq ft and built in 2019, this property combines modern amenities with an excellent location. Priced at £162,500, it offers exceptional value and is ready for you to move straight in!

**Key Features for Your First Home:**

- One well-proportioned bedroom – your own comfortable personal space
- Modern finish throughout – ready for immediate enjoyment
- EPC rating B – energy efficient living
- Allocated parking – a huge advantage for a first home!
- Situated on the 2nd floor – offering a pleasant aspect
- Excellent location – with nature walks, cafes, pubs, and schools nearby
- Mains gas central heating – for comfortable living
- FTTC broadband – for seamless connectivity

**Room Sizes:**

Lounge: 3.00 m × 3.00 m (9'10" × 9'10")

Master Bedroom: 2.79 m × 3.99 m (9'2" × 13'1")

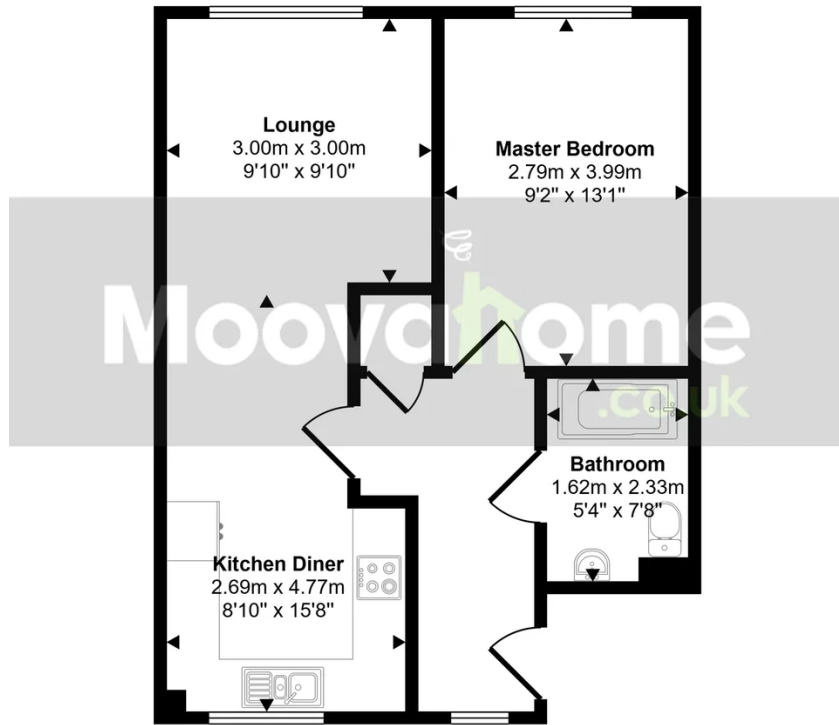
Kitchen Diner: 2.69 m × 4.77 m (8'10" × 15'8")

Bathroom: 1.62 m × 2.33 m (5'4" × 7'8")





Approx Gross Internal Area  
45 sq m / 479 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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	



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