



 **Moova**  **home** **.co.uk**

Creswick, Tadpole Garden Village, Swindon, SN25 2TA

Offers In Region Of £210,000

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Your First Step onto the Property Ladder: Affordable Modern Living with Scenic Views & Parking

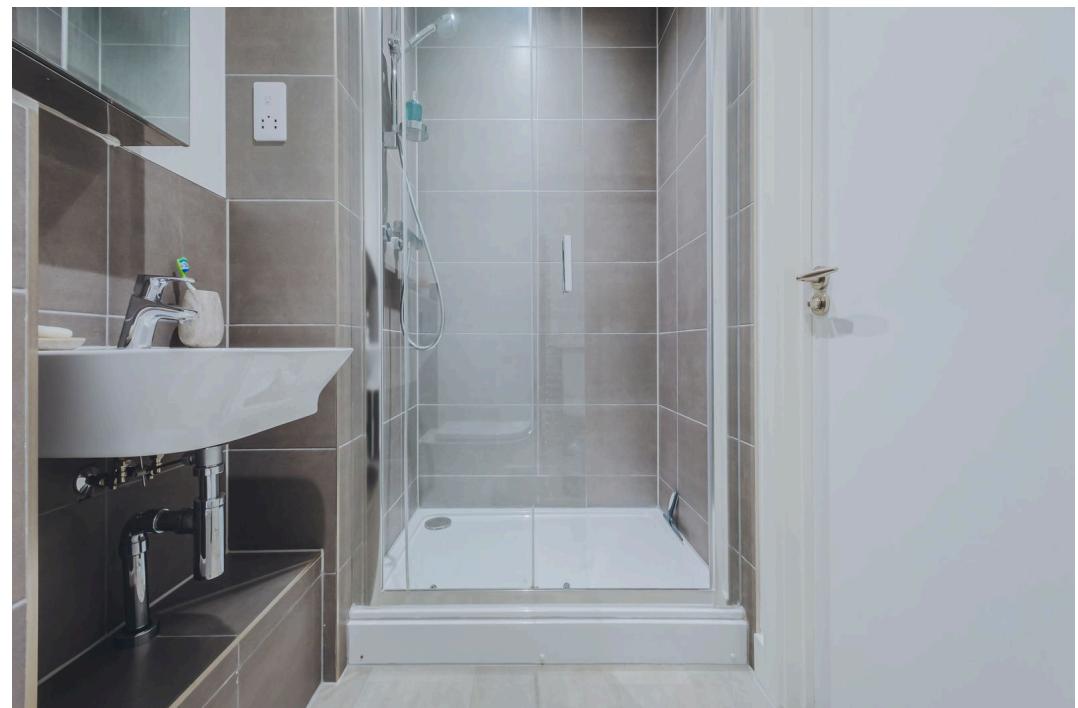
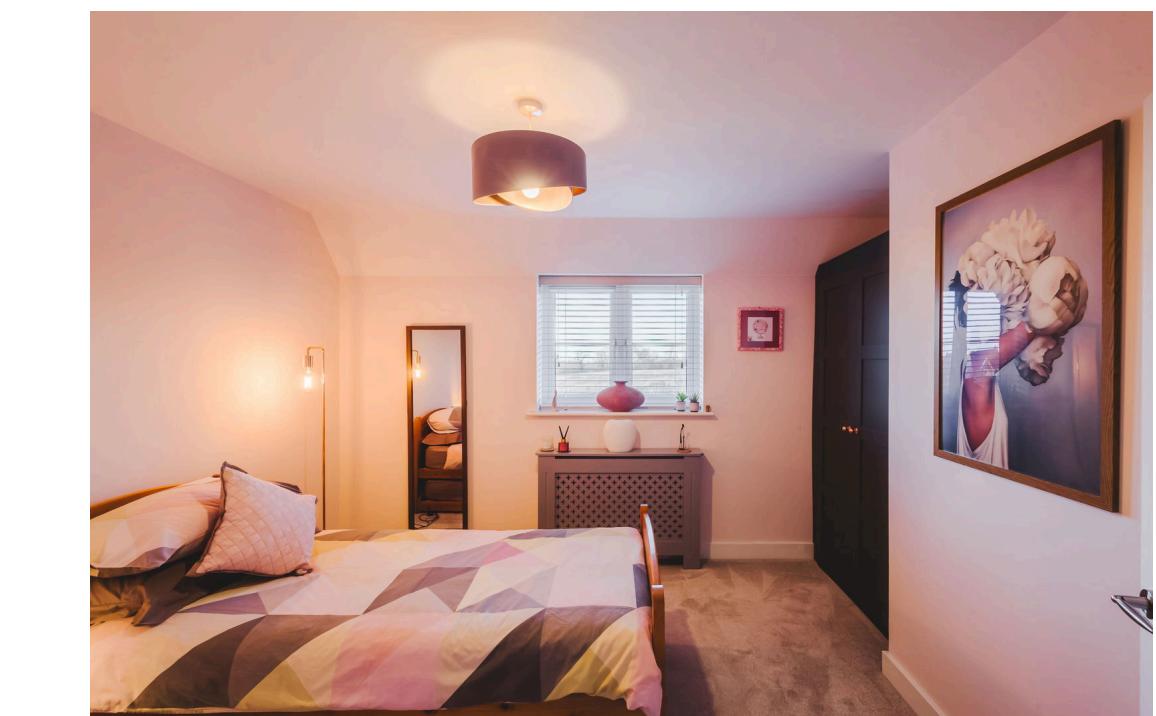
Moovahome is thrilled to present this bright and modern two-bedroom, two-bathroom first-floor apartment, perfectly tailored for first-time buyers seeking an accessible and appealing starter home. Nestled in the charming Tadpole Garden Village, this property offers serene views of a nature reserve and comes with no onward chain, making your move-in seamless. With two allocated parking spaces included and an attractive price point of £225,000, this home represents a fantastic opportunity to own your first property.

Designed for Easy Living and Budget-Friendly Ownership

Step inside to a welcoming hallway, leading to a thoughtfully laid-out apartment designed for convenience. The integrated utility room means you can keep your living spaces tidy and organised effortlessly.

- Bathroom: 2.17m x 2.01m - A well-appointed main bathroom, offering comfort and style.
- Bedroom One: 3.54m x 3.70m - A generous main bedroom, complete with its own modern en-suite for added privacy, a perfect retreat after a busy day.
- En Suite: 2.22m x 1.56m - Your own private shower room for everyday ease.
- Bedroom Two: 3.26m x 3.15m - A comfortable second bedroom, adaptable as a guest room, a dedicated home office, or even for additional housemates to help with costs.
- Lounge/Kitchen: 6.57m x 3.72m - The open-plan living area is the heart of this home. The modern kitchen comes equipped with built-in white goods, saving you initial setup costs. The lounge boasts delightful, unspoiled views of the nature reserve, providing a peaceful backdrop for relaxing evenings or entertaining friends without the need for extensive garden maintenance.

You'll also find smart storage solutions throughout, helping you keep your new home organised and clutter-free, a real bonus for apartment living.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements often vary slightly from the original. This plan is for illustrative purposes only and should be used as such by any consumer or reader. This plan is not a legal document and should not be used as such by any prospective purchaser. The plan is to be used as a guide only. Please refer to the legal documents provided for all the guarantees, warranties and covenants contained within the title deed.

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- Parking for two cars
- No chain
- Ideal for Investment/First Time Buyer
- Picturesque location overlooking a nature reserve
- 244 year lease remaining
- Plenty of storage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

www.moovahome.co.uk

Lettings: Mr A. Cain T/A Moovahome
Moovahome, Unit 20 Ergo Business Park, Kelvin Road, Swindon SN3 3JW

Unit 20 Ergo Business Park, Kelvin Road, Swindon SN3 3JW
Telephone [01793 512345](tel:01793512345)
hello@moovahome.co.uk

Sales: Moovahome is a trading name of Moovahome Ltd.
Registered Office: Unit 20 Ergo Business Park, Kelvin Road, Swindon SN3 3JW