



20 Trevelyan Road, Swindon, SN3 1FW
£270,000

SWINDON
HOMES 
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Sitting on the quiet Trevelyan Road in Swindon, this immaculately presented terraced house offers a perfect blend of modern living and comfort. Built in 2020, this property spans more than 860 square feet, providing ample space for both relaxation and entertaining.

The house features two generously sized bedrooms, ideal for a small family or professionals seeking extra room for guests or a home office. The well-designed layout includes a large kitchen/ diner with a welcoming reception room that flows into the garden, creating an inviting space for entertaining or relaxing. The spacious nature of the house allows for a variety of furnishing options, making it easy to personalise your living space to suit your taste.

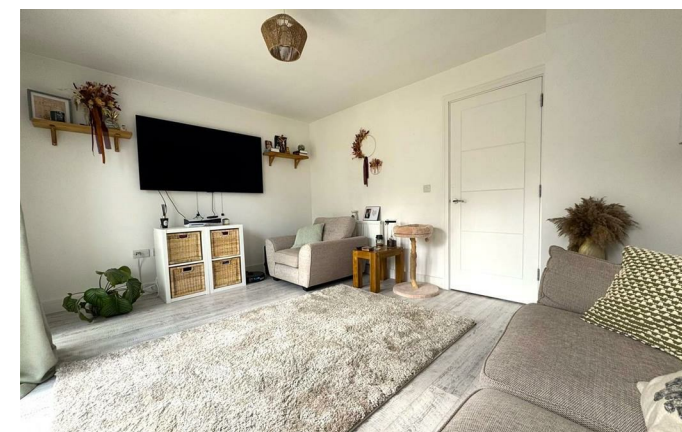
One of the extra features of this home is the allocated parking for one vehicle, along with a large garage that easily fits most cars, which is a rare find in urban settings. Furthermore, the instillation of an EV charging point means you can accommodate a range of vehicles.

Located in a desirable area of Swindon, this terraced house is not only a beautiful home but also a practical choice for those looking to enjoy the benefits of a newer build in a vibrant community. With its combination of space, style, and convenience, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this stunning house your new home.

Kitchen/ Diner

14'9" into 11'4" x 16'11" (4.52 into 3.46 x 5.18)

Entrance door, window to front aspect, storage is covered, units at eye- and base-level, integrated fridge freezer, cupboard housing Potterton combi boiler, integrated electric oven, four burner gas hob with extractor fan over, space and plumbing for washing machine, space for tumble dryer or dishwasher, radiator, door to living room, door to WC





Living Room

14'10" x 10'9" (4.54 x 3.28)

Two windows two rear aspect, double doors to garden, radiator

W.C.

3'1" x 6'1" (0.95 x 1.86)

Low level wc, wall mounted wash basin, radiator

Stairs & Landing

3'8" x 8'10" (1.13 x 2.7)

Stairs from ground floor, storage cupboard, doors to bedrooms and bathroom, access to loft

Bedroom One

14'10" into 7'0" x 12'10" (4.53 into 2.15 x 3.93)

Window to front, radiator

Bedroom Two

7'10" x 14'11" (2.41 x 4.56)

Window to rear, radiator

Bathroom

6'6" x 8'1" (2 x 2.48)

Window to rear aspect, wall mounted wash basin, low level wc, bath with shower over and shower screen, heated towel rail

Rear Garden

Electric vehicle charging point, patio area with path to back gate, lawn

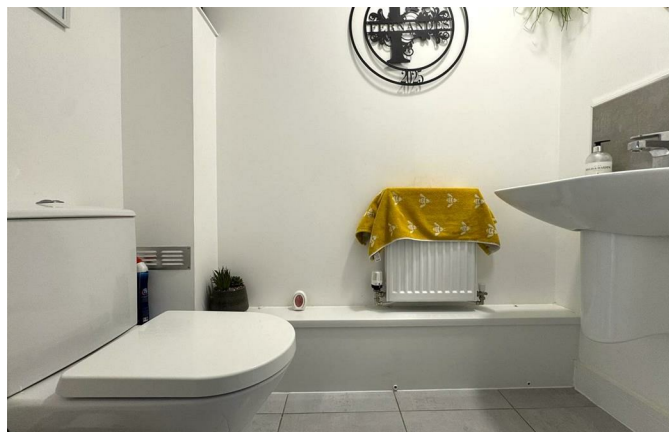


Parking & Garage

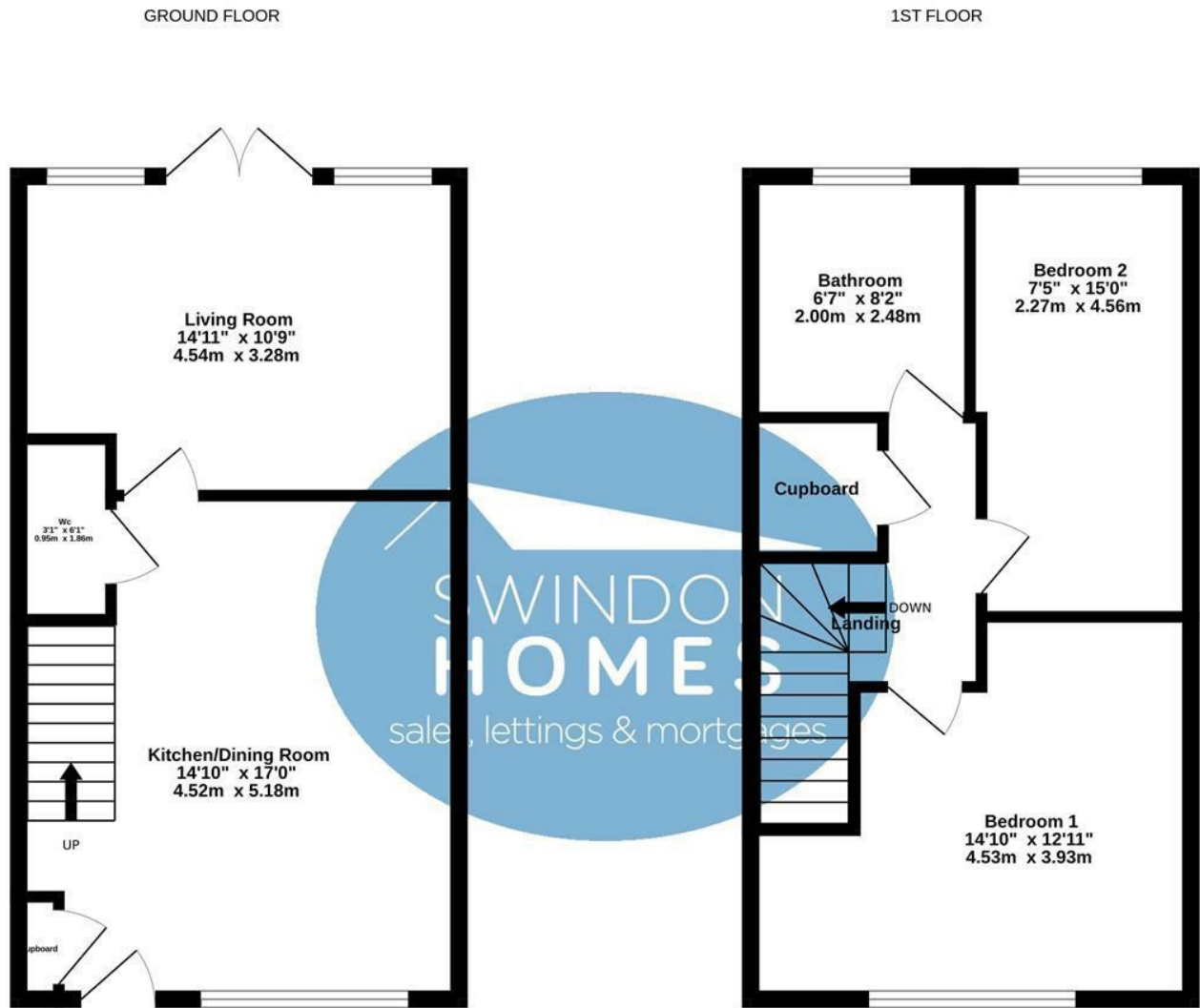
Allocated parking for one car with a separate garage under a coach house

Service Charge

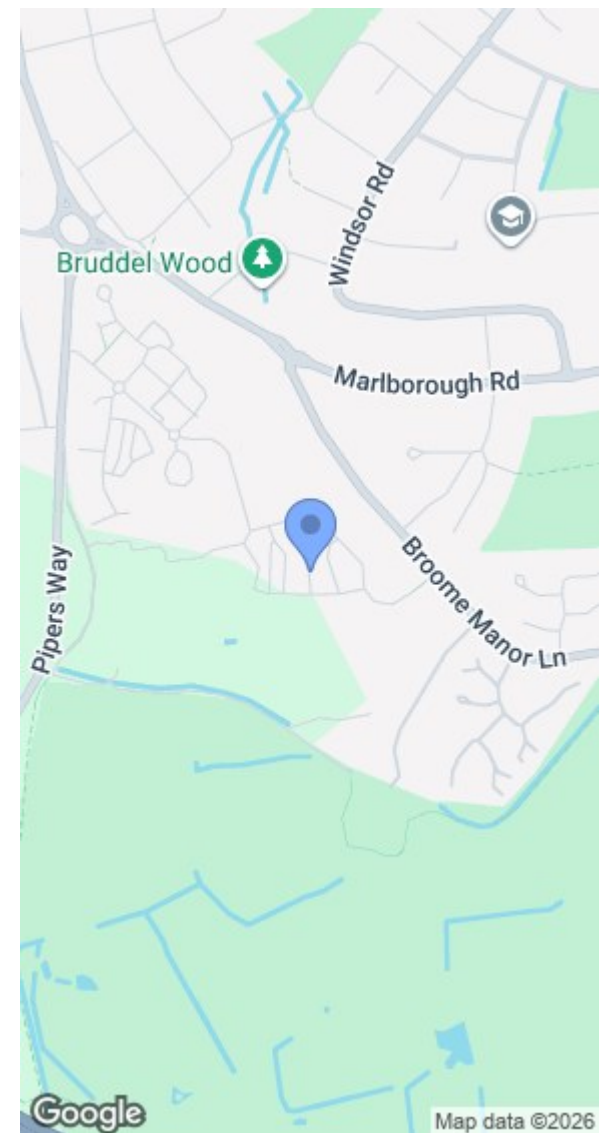
There is a service charge payable of approx. £360 per year







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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC