



Room 1, 2 Theobald Street, Swindon, SN1 5DU

£750

SWINDON
HOMES 
sales, lettings & mortgages

**** HIGH END ROOM ** EN-SUITE ** CLOSE TO TOWN CENTRE ****

This high-spec HMO is an ideal choice for professionals looking to live near town centre. The spacious bedroom is complete with an ensuite bathroom.

The property also has a courtyard garden, offering a serene outdoor space to relax and unwind after a busy day. Its prime location close to the town centre means that residents can easily access a variety of local amenities

Entrance Hall

3'1" x 14'6" (to stairs) (0.94 x 4.43 (to stairs))

Entrance door, stairs to first floor, door to downstairs bedroom, door to kitchen, radiator

Room 1

Window to front aspect, radiator

En-Suite

Shower, WC, heated towel rail, extractor fan

Communal Kitchen

13'8" into 12'9" x 18'0" (4.19 into 3.9 x 5.5)

Units and eye and base level, electric oven and hob with extractor fan over, integrated dishwasher, one-and-a-half basin sink, fridge/ freezer, pull-out rubbish bin, dining table, double doors to garden

Utility Room

5'2" x 3'3" (1.6 x 1)

Washing machine

Communal W.C.

3'3" x 5'2" (1 x 1.6)

Low level WC, wash basin extractor fan, radiator

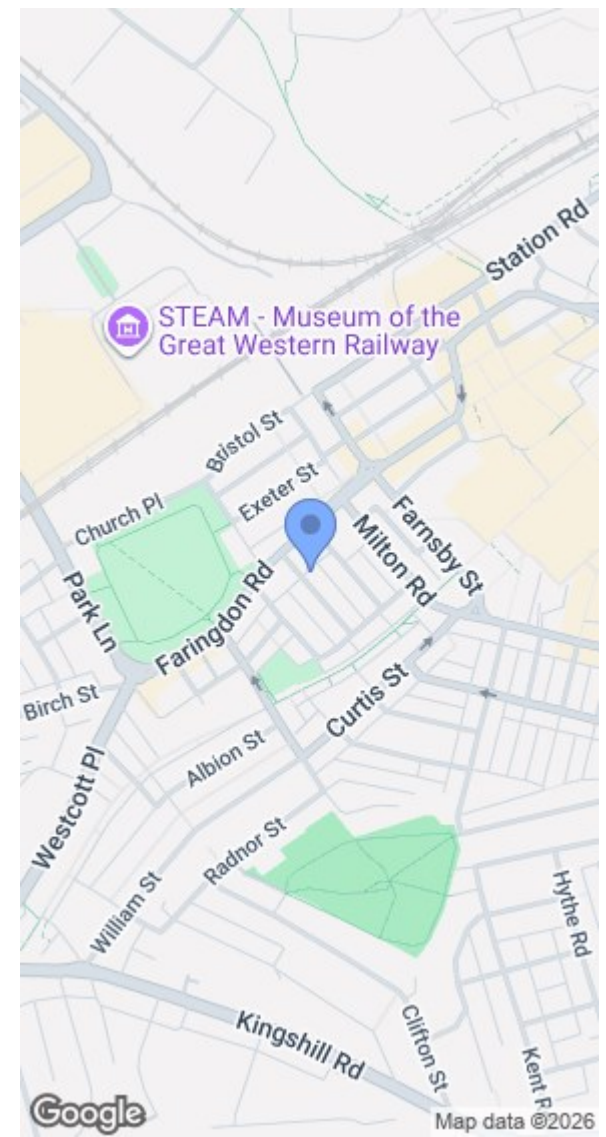
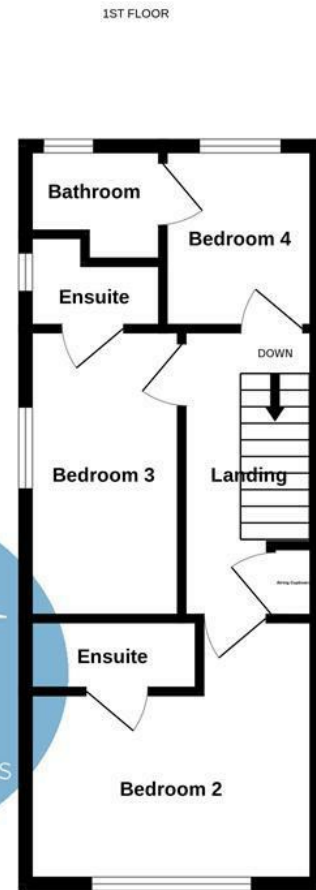
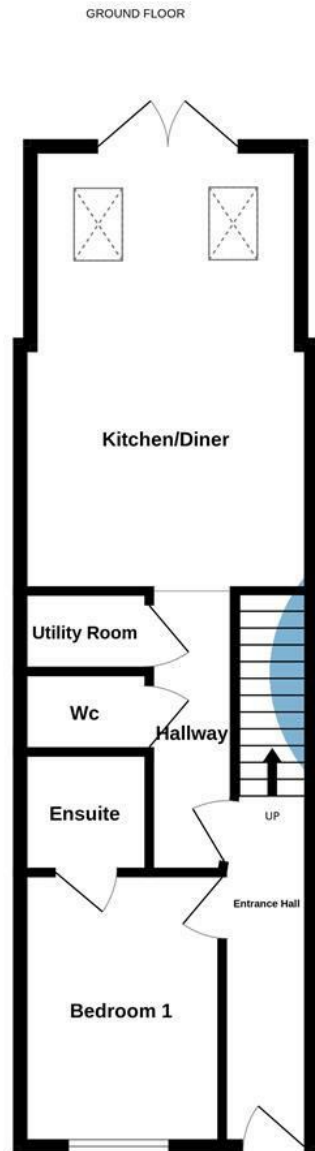
Communal Rear Garden

Courtyard garden, side access









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.
Made with Metropix ©2025

| 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 | | | | (81-91) A | | |
| (81-91) B | | | | (69-80) B | | |
| (69-80) C | | | | (55-68) C | | |
| (55-68) D | | | | (39-54) D | | |
| (39-54) E | | | | (21-38) E | | |
| (21-38) F | | | | (1-20) F | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | |
| 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 | |