



**69 Gable Close, SN25 4XG**

**£200,000**



Discover an exceptional investment opportunity with this two-bedroom freehold coach house, ideally situated within the sought-after Abbey Meads area of North Swindon. Currently generating an income of £875 per calendar month, this property offers a seamless transition for investors, with an existing tenancy in place and offered with no onward chain.

Boasting a practical layout across 581 sq ft, the coach house comprises a comfortable lounge, a well-appointed kitchen, two bedrooms, and a modern bathroom. The property benefits from its own single garage, providing valuable off-street parking or additional storage, complemented by further on-street parking options.

- Freehold
- Currently let at £875pcm
- Garage
- Own Entrance
- Chain Free

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Property Type:** Coach House

**Council Tax Band:** B

**Tenure:** Freehold



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Its contemporary age, having been built 2010 onwards, ensures modern construction standards and efficiencies. Located in Abbey Meads, residents benefit from convenient access to local amenities, including shops, supermarkets, and leisure facilities, as well as excellent transport links to Swindon town centre and beyond.

Managed by Moovahome, investors will appreciate the added incentive of three months of free management services, further enhancing the appeal of this attractive buy-to-let prospect. This coach house represents a compelling opportunity to acquire a low-maintenance, income-generating asset in a desirable location.

**Room Sizes:**

Lounge - 3.55m x 3.67m

Kitchen - 3.85m x 1.69m

Bedroom 1 - 3.20m x 2.70m

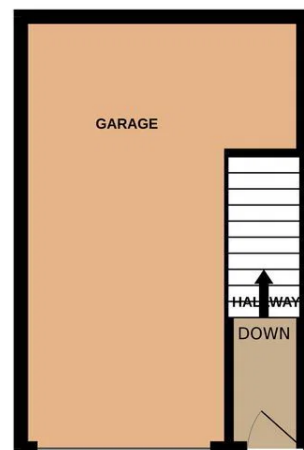
Bathroom - 2.13m x 1.73m

Bedroom 2 - 2.63m x 2.07m

FIRST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



BASEMENT  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(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	



# Moovahome

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