



OAKHAM CLOSE

Toothill, Swindon, SN5 8EB

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- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- End Terrace House
- Three Bedrooms
- Immaculate Condition
- Front & Rear Garden
- Lounge/Diner
- Modern Kitchen/Breakfast
- Utility Area & Cloakroom
- Modern Bathroom
- Good Location

Price £250,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***

We are delighted to offer this immaculate and spacious three bedroom end terrace house. Ideally situated in the popular Toothill area, offering excellent access to West Swindon Shopping Centre, Shaw Ridge Leisure Centre, and convenient transport links, including the M4 motorway. The well presented accommodation comprises of entrance porch, hallway, lounge/diner, kitchen/breakfast, utility area, cloakroom, three bedrooms and bathroom. Property also benefits from gas central heating, uPVC double glazing throughout, enclosed front and rear gardens, providing ideal outdoor space for families or entertaining. An early viewing is highly recommended.

Entrance Porch

Cupboard. LVT flooring. Door to hallway.

Hallway

Stairs to first floor. LVT flooring. Radiator.

Lounge/Diner

uPVC window to front elevation. LVT flooring. Two radiators.

Kitchen/Breakfast

uPVC window to rear elevation. uPVC sliding door to rear garden. Wall and base units with worktops over. Breakfast bar. Stainless steel sink and drainer. Built in single oven. Gas hob with extractor hood over. Integral dishwasher. Space for fridge/freezer. LVT flooring. Radiator.

Utility Area

Space and plumbing for washing machine with worktop over. LVT flooring.

Cloakroom

Obscured uPVC window to rear elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Part tiled walls. Tiled flooring. Heated towel rail.

Landing

Cupboard housing boiler. Loft access (partly boarded).

Bedroom One

uPVC window to front elevation. Built in double wardrobe. Radiator.

Bedroom Two

uPVC window to rear elevation. Built in wardrobe. Radiator.

Bedroom Three

uPVC window to front elevation. Storage cupboard. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of double walk in shower, wash hand basin with cupboard under and built in W.C. Tiled flooring. Heated towel rail.

Front Garden

Enclosed by picket fencing. Gated entrance with path leading to storm porch. Mostly laid to lawn with low maintenance shrub borders. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Large paved patio. Mostly artificial grass with space for shed. Gated access to front and rear. Outside tap.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

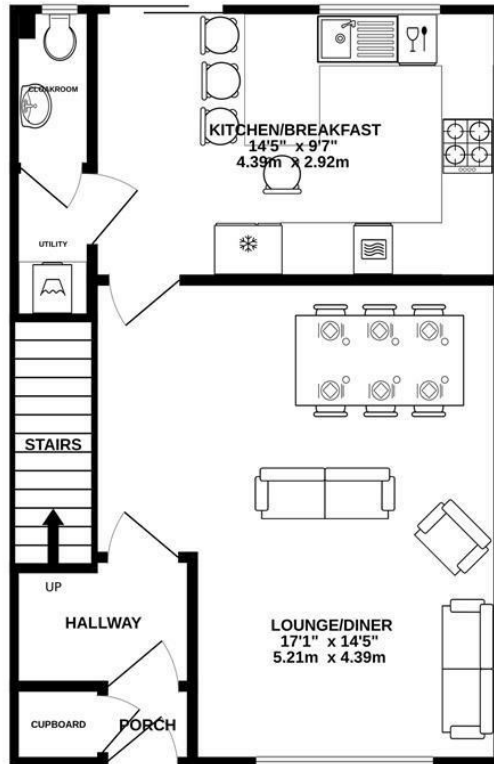
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

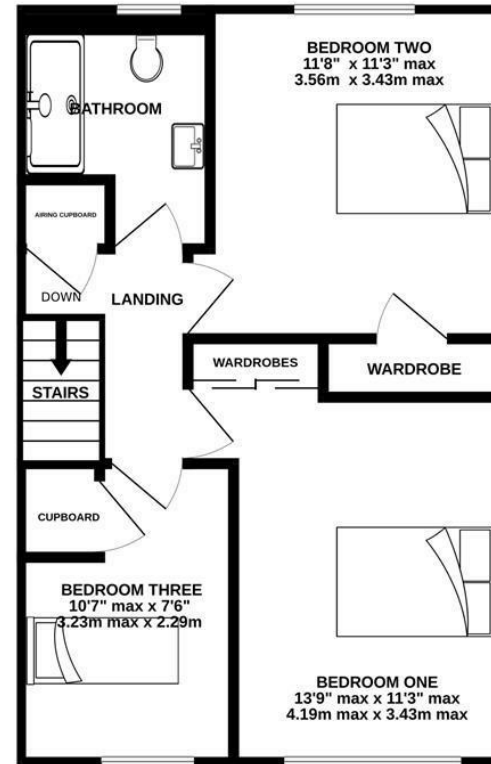
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

