



**Room 1, 85 Winifred Street, Old Town, Swindon, Wilts, SN3 1RT**  
**£600 PCM**

**SWINDON**  
**HOMES**   
sales, lettings & mortgages



**\* BILLS INCLUDED \*\*** Swindon Homes are pleased to market this room and en-suite to rent in a house of multiple occupation situated in Old Town, Swindon. The property is within walking distance of Nationwide Head Office and Intel Headquarters, also with easy access to Old town, the town centre, the train station and local bus routes. The accommodation comprises: furnished double bedroom with modern en-suite, communal living room and kitchen, utility/ laundry room, downstairs communal WC

### **Bedroom**

Double bedroom with uPVC window to side aspect, radiator. Includes double bed, bedside table with lamp, chest of draws, wardrobe.

### **En-suite**

22'11" x 9'10" x 6'6" (7'3" x 2'3")

En-suite shower room with shower unit, low-level WC, pedestal wash basin, heated towel rail, extractor fan

### **Communal Lounge**

Communal lounge with uPVC window to side aspect, uPVC window to rear aspect, sofa, dining table and chairs, television, radiator

### **Communal Kitchen**

Two uPVC double glazed windows to rear aspect, white units at eye- and base- level, matching wooden work surfaces, single bowl stainless steel sink unit with mixer tap, 2 electric ovens, 5 ring gas hob, extractor fan. Also included is a fridge/ freezer, microwave, kettle and double toaster.

### **Communal Laundry Room**

Communal utility room with two washing machines and a tumble drier. These are controlled via a coin-operated timer.

### **Communal WC**

Communal WC off of the utility room with low-level WC, corner wall-mounted sink unit.

### **Fees**

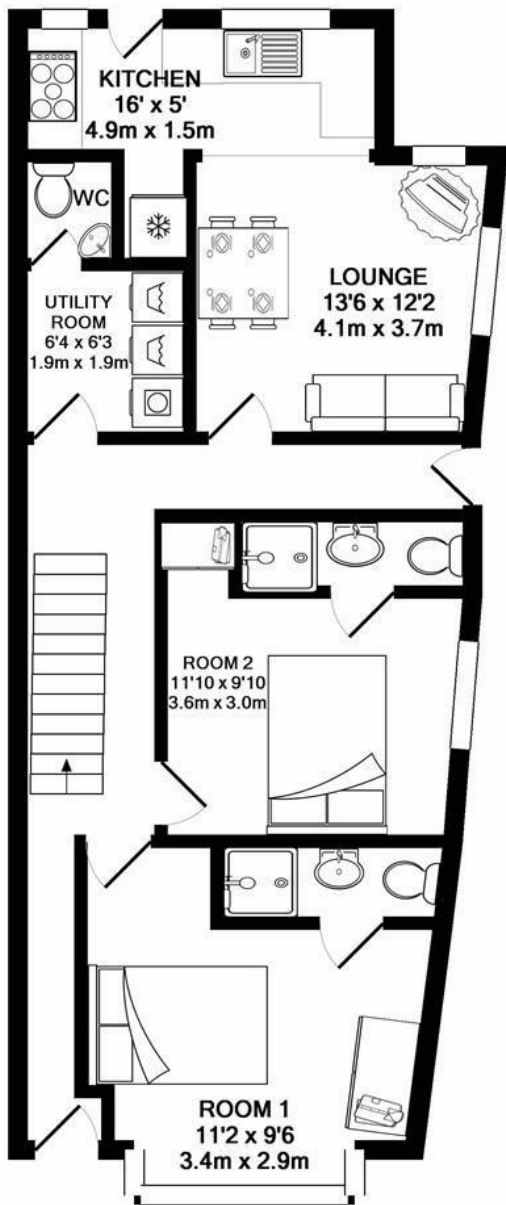




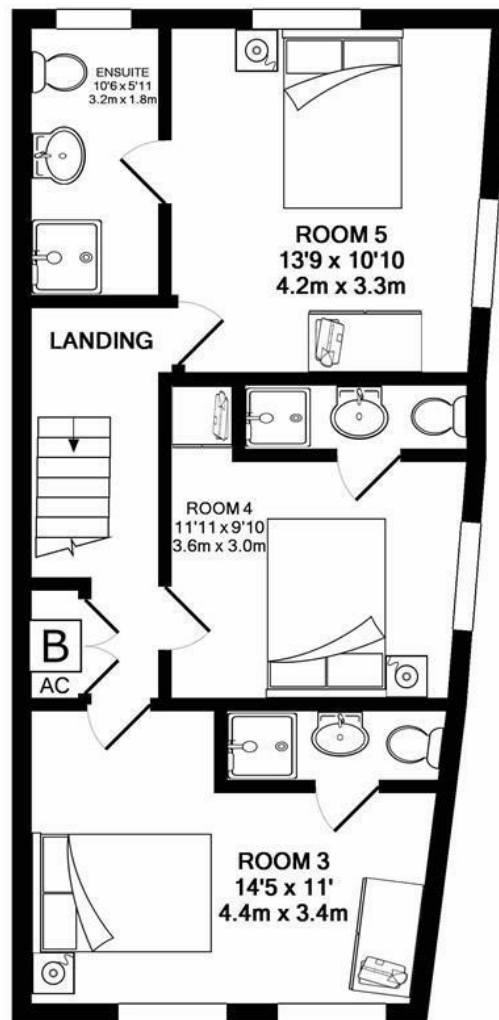
All bills included  
£104. holding deposit  
£450 - One month rent as a deposit  
£450 - First month rent paid up front







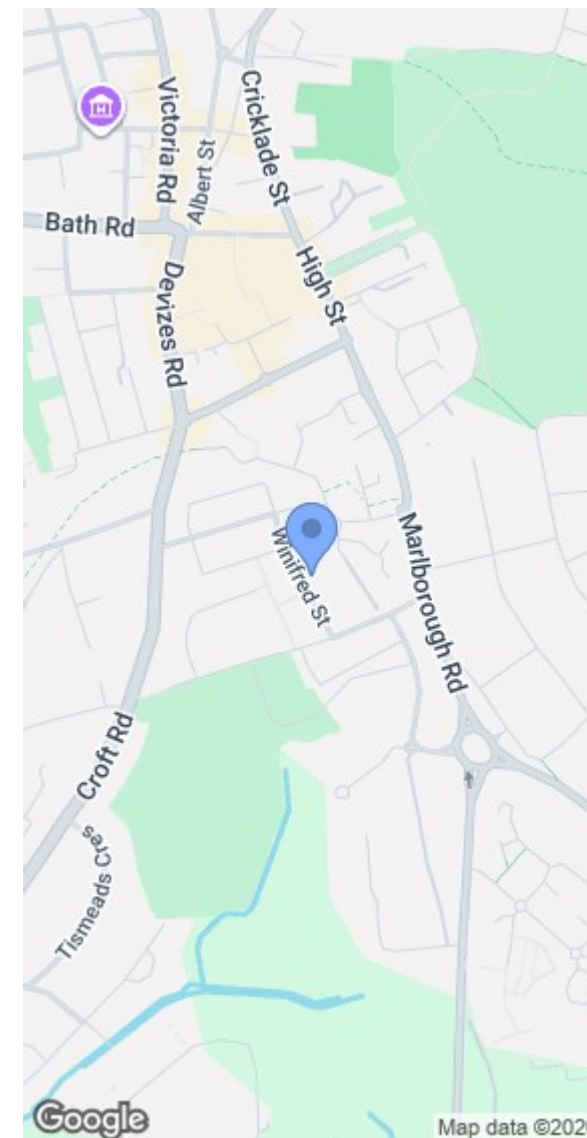
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC