Connells

St. Austell Way
Swindon

St. Austell Way
Swindon SN2 2DF

for sale offers in excess of
£325,000

Property Description

Overlooking open greenery in the ever-popular Churchward area of Swindon, this impressive four-bedroom townhouse is beautifully arranged over three spacious floors, offering versatile and well-proportioned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, a fitted kitchen positioned to the front of the property and enhanced by a charming bay window that fills the space with natural light, a convenient cloakroom, and a generous lounge to the rear providing an excellent space for relaxation and entertaining. On the first floor are three well-sized bedrooms together with a family bathroom, offering flexible accommodation suitable for children, guests, or those requiring home office space. Occupying the entire second floor is the impressive principal bedroom suite, featuring generous proportions, a luxurious four-piece en-suite bathroom, and the added benefit of a separate laundry room. Externally, the property boasts a low-maintenance enclosed rear garden, perfect for enjoying the outdoors with minimal upkeep. Further benefits include a garage and driveway parking. Ideally located within Churchward, the property enjoys pleasant views over nearby greenery while remaining within easy reach of local amenities, parks, schooling, and excellent transport links.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Doors to the kitchen, lounge and cloakroom. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC and pedestal wash hand basin. Extractor fan. Radiator.

Lounge

15' 7" MAX x 13' 10" MAX (4.75m MAX x 4.22m MAX)

Double glazed French doors to the rear garden. Double glazed window to the rear aspect. Under stair storage cupboard. Television point. Telephone point. Radiator.

Kitchen

13' 10" x 8' 5" (4.22m x 2.57m)

Double glazed bay window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated cooker hood and dishwasher. Space for range cooker and fridge freezer. Space and plumbing for washing machine. Radiator.

First Floor Accommodation
First Floor Landing

Stairs rising to the second floor accommodation. Access to three bedrooms and family bathroom.

Bedroom Two

14' 4" Into Bay x 8' 6" (4.37m Into Bay x 2.59m)

Double glazed bay window to the front aspect. Radiator.

Bedroom Three

11' 10" x 8' 5" (3.61m x 2.57m)

Double glazed bay window to the rear aspect. Radiator.

Bedroom Four

8' 6" x 6' 10" (2.59m x 2.08m)

Double glazed bay window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and pedestal wash hand basin. Radiator.

Second Floor Accommodation
Second Floor Landing

Access to bedroom one and laundry room

Bedroom One

15' 9" MAX x 15' 7" MAX (4.80m MAX x 4.75m MAX)

Restricted Head Height

Double glazed window to the front aspect. Access to the ensuite. Two radiators.

Ensuite

Restricted Head Height. Double glazed skylight to the rear aspect. Four piece suite comprising of shower, pedestal wash hand basin, WC and panelled bath with mixer tap. Radiator.

Laundry Room

6' 9" MAX x 6' 6" MAX (2.06m MAX x 1.98m MAX)

Restricted Head Height

Double glazed skylight to the rear aspect. Airing cupboard with boiler. Radiator.

External Features
Garden

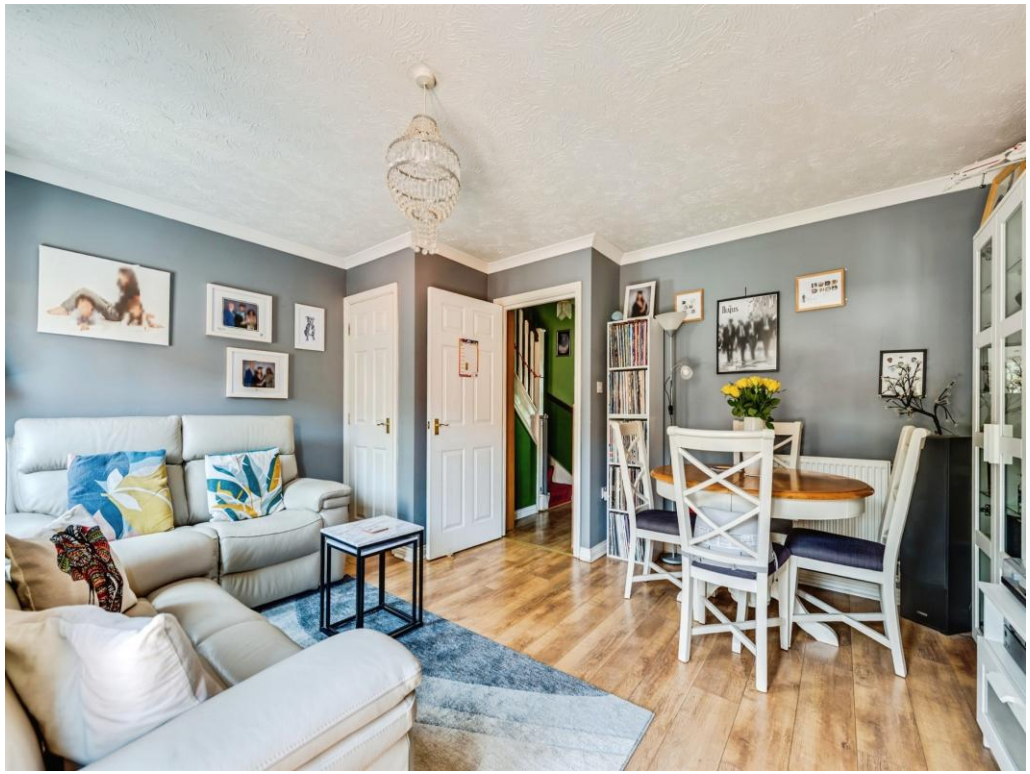
Fenced boundaries. Laid to lawn, stone and patio. Trees.

Parking

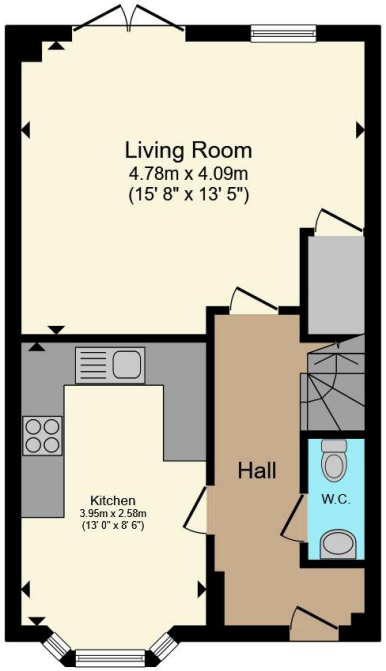
Parking in front of the garage

Garage

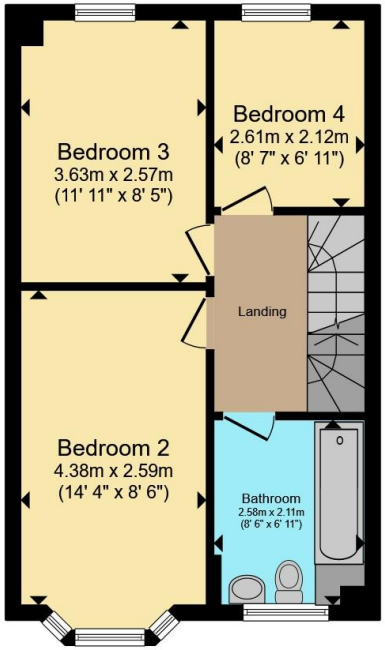
Up and over door.



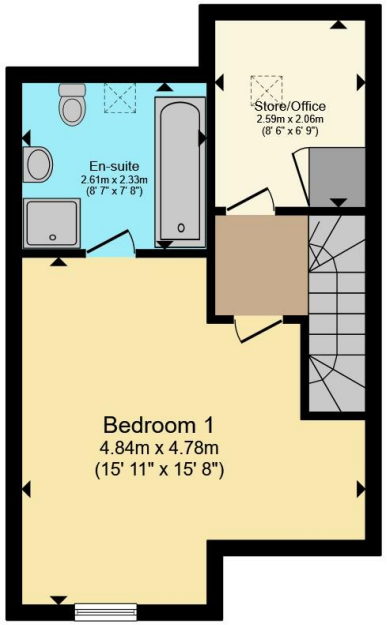
COSTWAY



Ground Floor



First Floor



Second Floor

Total floor area 113.4 m² (1,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315070

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