



Connells

Robinscroft
Swindon



Property Description

Occupying a pleasant position within the highly sought-after Abbey Farm development, this beautifully presented three-bedroom semi-detached home offers stylish, modern living throughout and benefits from the added advantage of shared ownership, making it an excellent opportunity to take your first step onto the property ladder. The accommodation has been thoughtfully maintained and enjoys a contemporary finish throughout. Upon entering, you are welcomed by a spacious reception room providing a comfortable and versatile living space, perfect for both relaxing and entertaining. To the rear, the impressive kitchen/dining room spans the width of the property, offering an excellent range of storage, workspace and ample room for dining, with direct access to the rear garden. A convenient cloakroom completes the ground floor. To the first floor, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom. The remaining bedrooms provide flexible accommodation for family living, home working or guest space. A modern family bathroom serves the first-floor accommodation. Externally, the property boasts a low-maintenance enclosed rear garden, designed for easy enjoyment throughout the year with minimal upkeep required. The home further benefits from allocated parking, providing convenient off-road parking for residents.

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. Stairs rising to the first floor accommodation. Access to the cloakroom and lounge. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Radiator.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)
Double glazed window to the front aspect. Door to the kitchen. Television point. Telephone point. Radiator.

Kitchen

14' 11" x 9' 4" (4.55m x 2.84m)
Double glazed window to the rear aspect. Double glazed French doors leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated oven, four ring gas hob, cooker hood and boiler. Space for dishwasher. Space for fridge freezer. Under stair storage cupboard. Radiator.

First Floor Accommodation

First Floor Landing

Access to three bedrooms and family bathroom.

Bedroom One

12' x 8' 1" (3.66m x 2.46m)

Double glazed window to the front aspect.
Access to ensuite shower room. Radiator.

Ensuite

Three piece suite comprising of corner shower, WC and pedestal wash hand basin.
Partially tiled to water sensitive areas.
Radiator.

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to the rear aspect.
Radiator.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed window to the front aspect.
Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Partially tiled to water sensitive areas. Radiator.

External Features

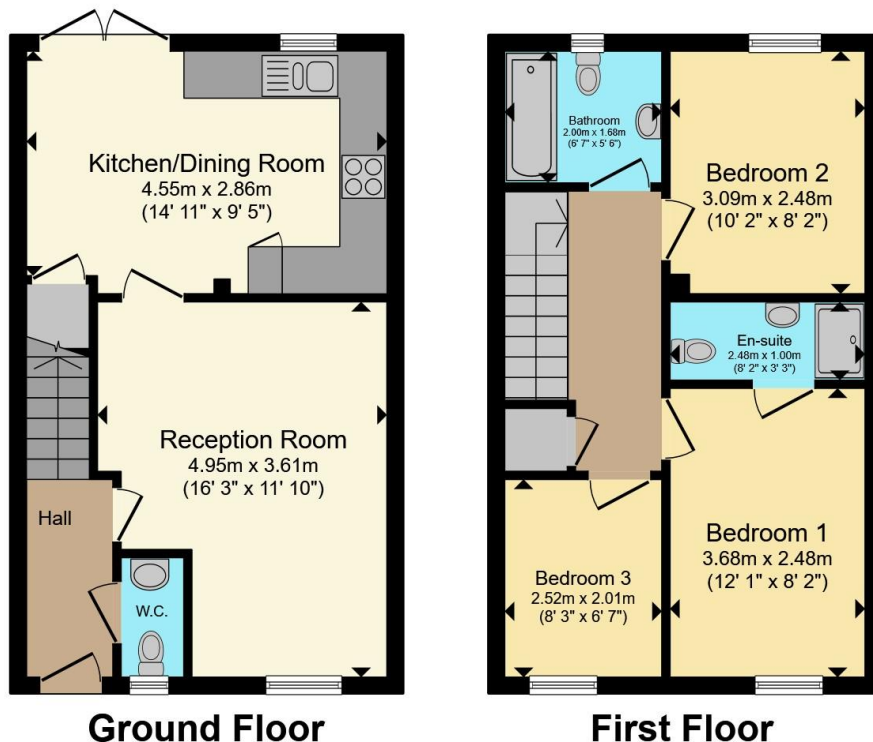
Garden

Fenced boundaries. Laid to lawn, patio and shingle. Shed. Gate to the side aspect.

Parking

There is allocated parking with the property

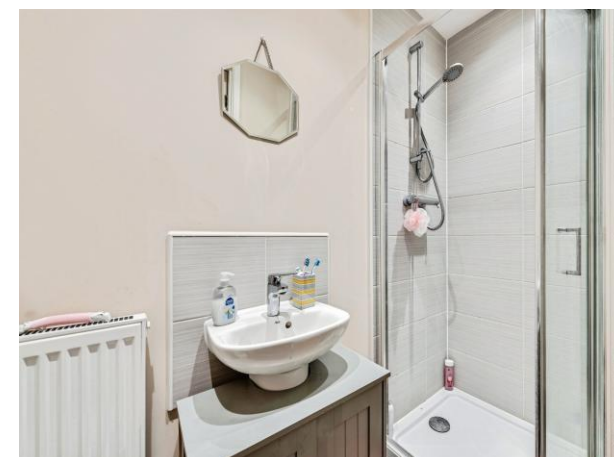




Total floor area 73.0 m² (786 sq.ft.) approx

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



To view this property please contact Connells on

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

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SDN315053

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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