



64 Birdcombe Road, Westlea, Swindon, SN5 7BL
£1,200 Per Month

**SWINDON
HOMES** 
sales, lettings & mortgages

Living Room

Window to front, radiator

Kitchen

Fitted kitchen with wash basin, cooker, hob, extractor fan

Conservatory

Bedroom One

Window to front, storage cupboard, radiator

Bedroom Two

Radiator, window to rear

Bathroom

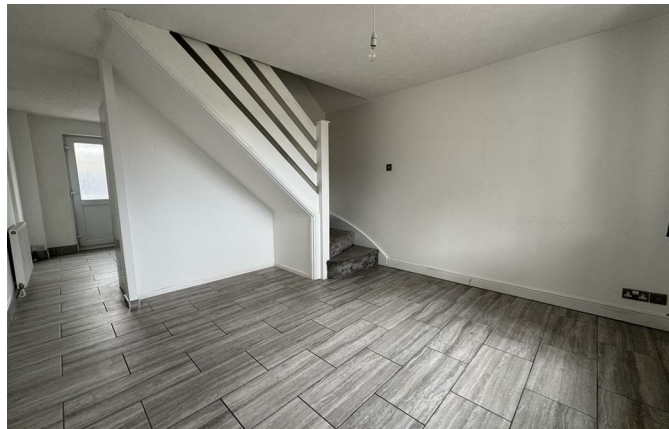
Wash basin, bath with shower, WC

Rear Garden

Enclosed rear garden with rear access

Garage

Separate garage in a block for storage

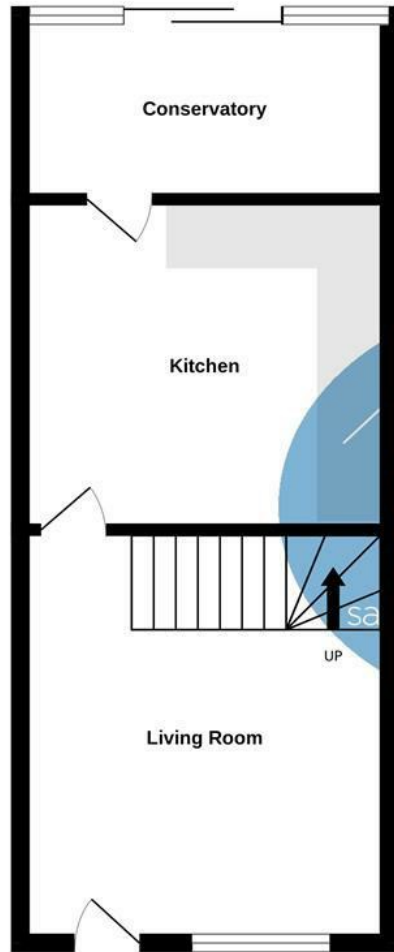




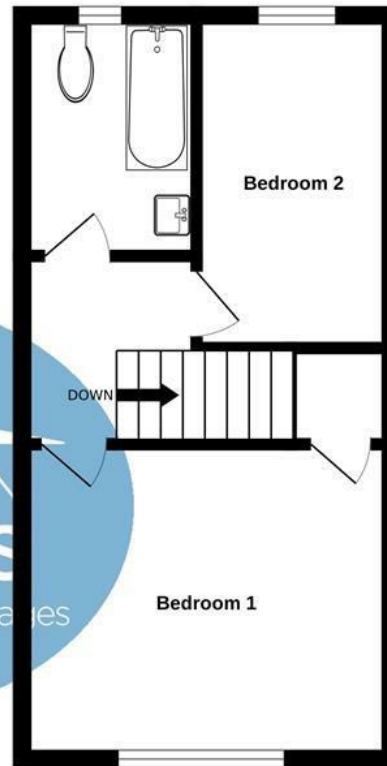




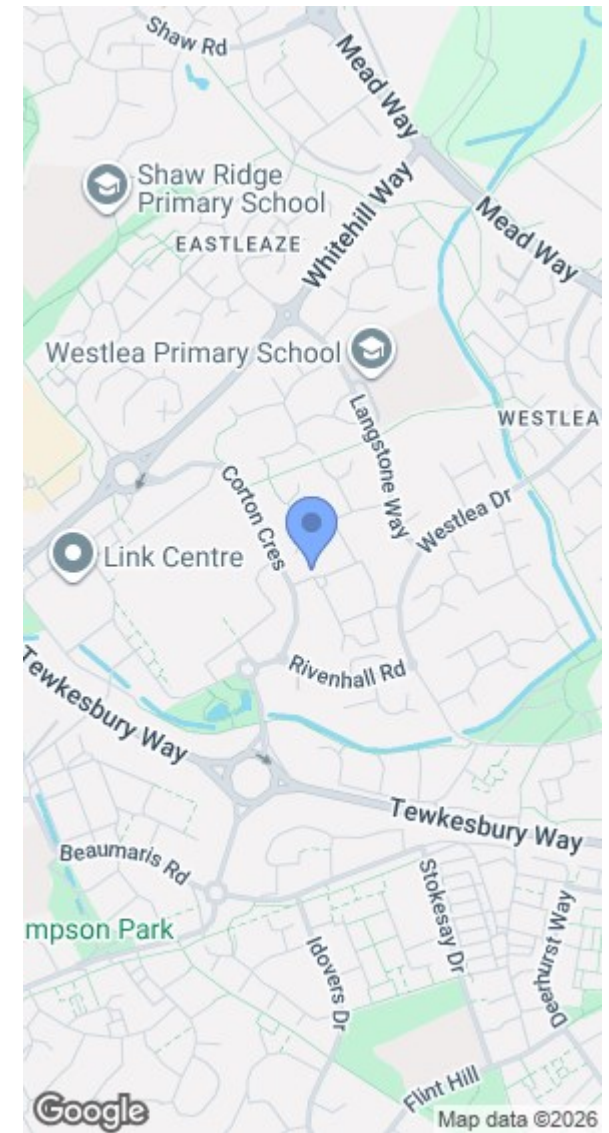
GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	