



**Watercreek Mews, Westlea – SN5 7AS**  
Swindon

In Excess of **£210,000**  
**mcfarlane**  
property.com

## Watercrock Mews

Westlea, Swindon

- IDEAL FIRST PURCHASE
- Low Maintenance Garden
- Ideal Transport Links
- Allocated Parking Space
- TWO Well Proportioned Bedrooms
- Sought After Westlea Setting
- NO Chain + Vacant Possession
- Modern Kitchen / Dining Room
- WHITE Bathroom Suite with Bath and Shower Over

A well appointed TWO Double Bedroom home in the sought after West Swindon parish of Westlea. Positioned in a sought after Cul-De-Sac setting with ease of access to transport links and Westlea's well appointed amenities.

This is a lovely home and would (we feel) would make an ideal First Purchase or Investment Opportunity. The property is well presented and boasts uPVC Double Glazing and Gas Fired Central Heating. NO CHAIN + VACANT POSSESSION.



# Watercreek Mews

Westlea, Swindon

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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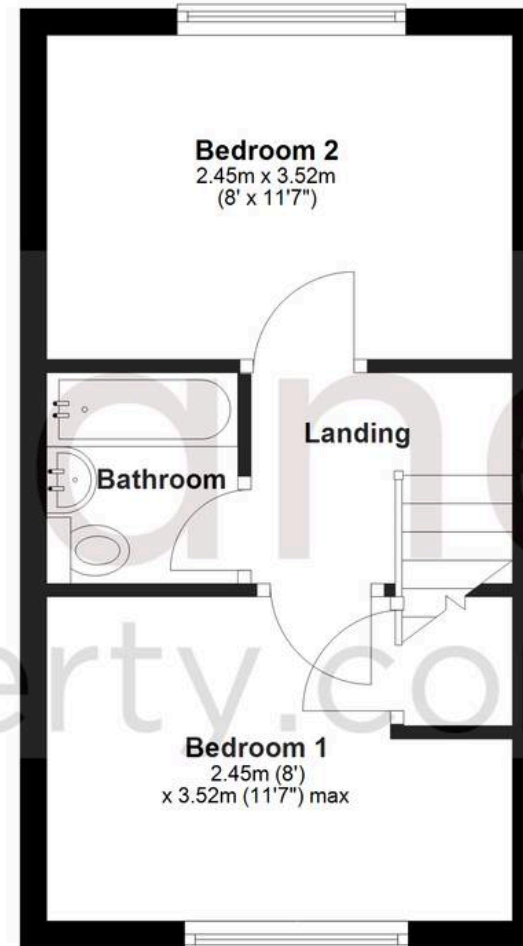
## Ground Floor

Approx. 25.5 sq. metres (274.9 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.5 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.