



Rosedale House, Purton Road, SN2 2LN

£8,750 pcm



OPEN DAY ON SATURDAY 3RD OCTOBER 2026 9AM-11AM. PLEASE CONTACT MOOVAHOME DIRECTLY TO REGISTER.

Exceptional 8-Bedroom Detached Property Ideal for Children's Residential Care, Supported Living or Adult Care Provision. This substantial eight-bedroom detached residence presents an outstanding opportunity for care providers seeking a spacious and versatile property in a well-established area of Swindon. Extending to approximately 3,595 sq ft over three floors, the property offers extensive accommodation suitable for a range of care settings, including children's residential care, supported living, adult care, respite services, or specialist accommodation (subject to any necessary consents and registrations).

- Eight Large Bedrooms
- Ample Parking
- Perfect for Home-Based Businesses
- Available Now
- Masses of Space - Over 3000sq ft
- Wrap Around Garden
- Private Gated Entrance
- Storage Throughout Property
- Spaced Over Three Floors
- Double Garage

Bedrooms: 8 | Bathrooms: 5 | Receptions: 2

Property Type: Detached House

Council Tax Band: F

Deposit: £8,750

Furnishing: Unfurnished

Date First Available: 01/10/2026



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The generous internal layout provides multiple reception rooms, creating flexible communal spaces for residents, staff, educational activities, therapy sessions, dining areas, and recreational use. The thoughtful three-storey design allows for the separation of living, sleeping, and support spaces, helping operators create a safe, comfortable, and well-structured environment.

The property benefits from eight well-proportioned bedrooms and five bathrooms, providing significant capacity for resident accommodation while supporting the practical requirements of modern care provision. The spacious layout offers excellent flexibility for adapting rooms to meet operational needs.

Externally, the property enjoys a large private garden, providing valuable outdoor space for resident wellbeing, recreation, and therapeutic activities. A double garage and additional parking offer practical solutions for staff, visitors, and service vehicles.

Conveniently located with easy access to local amenities, healthcare facilities, schools, community services, and transport links, the property is well-positioned to support both residents and care professionals.

Properties of this size and versatility are rarely available, making this an excellent opportunity for care providers seeking to establish or expand their services within the Swindon area. Early viewing is highly recommended to appreciate the full potential of this exceptional property.

The rent does not include any utility bills.

Upon viewing the property, we would need an online application form filled in via our website, at this stage the home is removed from future viewings upon receiving the holding deposit of £311. On the move in date, you would need to pay a month's rent and a month's deposit which is held at deposit protection

FEES AND CHARGES

Once you have decided to commit to renting this property from Moovahome, we will charge you the following:

1. Holding Fee - This is the equivalent of one week's rental, held in our client account.

At the point of paying the holding fee, Moovahome will list the property as 'let agreed' and you have 7 days to complete the application in full. You will firstly have to submit an application form via our website. You will also need to provide up to date photographic ID for our team to carry out Right to Rent check as part of the application process.

You will lose the fee if you a) Fail the credit checks, b) fail the Right to Rent check, c) fail to respond to us in 7 days upon a request for information in order to carry out the checks listed in 1.a and 1.b or d) you withdraw your application. Should you pass the check, your holding fee will be deducted from the deposit listed below and paid into the scheme at The Deposit Protection Service (see part 2)

Costs of Renting

On completion of our checks, you will need to pay the following monies to Moovahome:-

2. Deposit - Unless stated, this is one month's rental. We hold all deposits at in line with current legislation. To pay the deposit, you will have to pay a month's money minus the holding fee you paid under item 1 (above).
3. Rent in Advance - You will need to pay a month's rental in advance of the move in. You will be provided with full details of this at the stage of applying for the property
4. Lost Keys/Lock Outs - You will be provided with two keys to the tenancy. If you are locked out or lose your keys, our charge is £50 inclusive of VAT. This service is not guaranteed and subject to staff availability.
5. Rent Arrears - We are permitted to charge you the base rate of the Bank of England plus 3% on late rental payments.
6. Change of Sharer (shared tenancies) - we reserve the right to charge a tenant for changing a tenancy. Cost is £50.00 inclusive of VAT
7. Change of contract - we reserve the right to charge a tenant for changing a contract. Cost is £50 inclusive of VAT
8. Early Termination Fee - We will charge you for ending a tenancy early inside a fixed term period. These fees are listed on our website and available from our team however will not be more than the rental that is remaining on the fixed term contract.
9. Utility Bills - Unless stated, the tenant is responsible for utility costs including but not limited to Council Tax, Water, Electric, Gas, TV Licence and Wi-Fi.

Property Redress Scheme

We strive to ensure our customers and clients are always happy with the service they receive from Moovahome. As we deal with lots of clients and customers, occasionally things can go wrong. Should this be the case, we have a detailed complaints procedure in place, backed up with our membership at . Our membership number is PRS000500

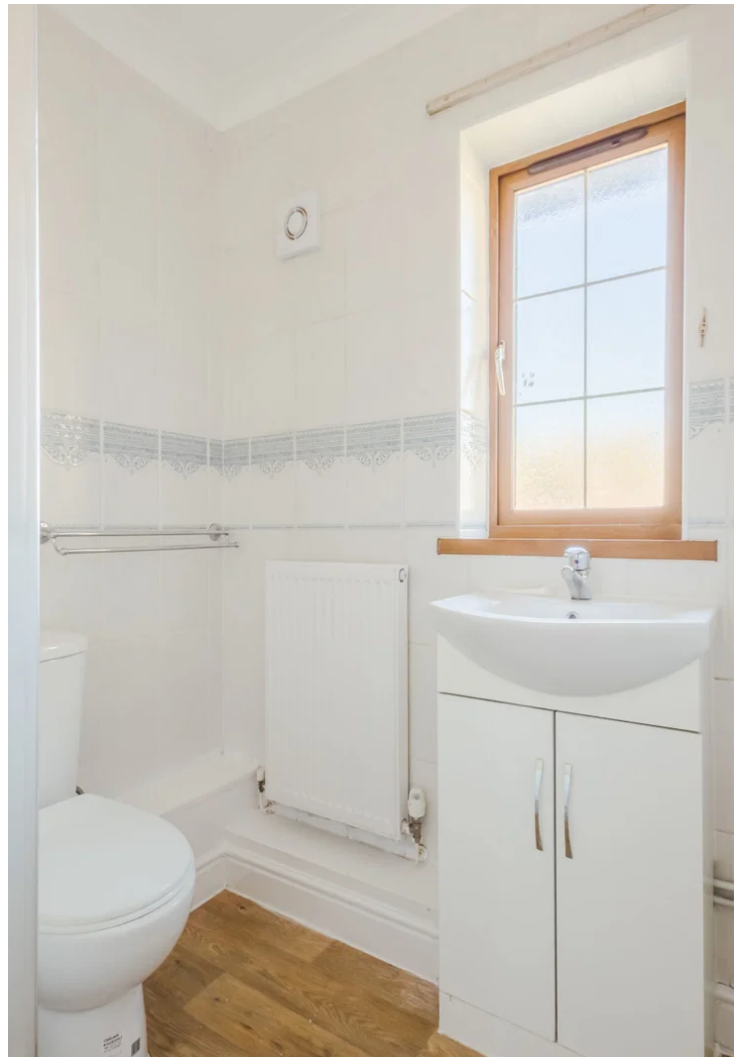
Client Money Protection

We take Client Money Protection very seriously at Moovahome. You can be relaxed about us handling your money, but to protect our customers we are members of CMP, our membership number is CMP003897 and the website for them is

Should you wish to expand on any of the above, please contact our team.









Moovahome

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